



The Maples, Yoxall Road, Newborough, DE13 8SU



Enjoying dual aspect countryside views is this executive detached village residence, benefitting from contemporary open plan interiors, four spacious double bedrooms and stunning plot of 0.4 acre. Completed in 2019, The Maples has been finished to an excellent specification, including a contemporary oak and glass staircase and oak doors throughout, Villeroy & Boch bathroom suites and a first floor balcony making the most of the scenic surroundings. The interiors comprise briefly reception hall, two reception rooms, open plan kitchen with living and dining room, utility and cloakroom, with four double bedrooms off the first floor galleried landing. The master suite has private use of an en suite and stunning balcony overlooking idyllic views,

and a family bathroom services the additional bedrooms. Outside, the superb 0.4 acre plot has been landscaped to create immaculate gardens to the front and rear, there is ample parking and a double garage, and the front aspect also enjoys beautiful countryside views. The property retains a further 8 years LABC buildings warranty and is serviced by hardwired superfast broadband to each room, triple glazing windows and doors and LPG central heating with under floor heating throughout the ground floor.

The Maples lies in the heart of the sought after village of Newborough where the active village community is home to the Red Lion pub and restaurant, a historic Church, the

Needwood Primary School and a children's playground. The Ofsted 'Outstanding' rated primary school feeds into John Taylor High in Barton under Needwood, and there are a superb range of private schools in the area including Denstone, Lichfield Cathedral, Repton and Smallwood Manor. Within walking distance of the property is the charming rural hamlet of Hoar Cross, home to the renowned Meynall Ingram Arms and prestigious Hoar Cross Hotel, Health Club & Spa. The Cathedral City of Lichfield lies 20 minutes drive away and has two train stations providing direct links to Birmingham, London and Stafford, and the International airports of Birmingham and East Midlands are both within approximately 40 minutes drive.

- Executive Detached Village Residence
- Contemporary & High Specification Finish
- Idyllic Setting in Desirable Village
- 0.4 Acre Plot with Dual Aspect Views
- Open Plan Living & Dining Kitchen
- Two Reception Rooms
- Reception Hall, Utility & Cloakroom
- Four Spacious Double Bedrooms
- Master En Suite & Family Bathroom
- Balcony with Idyllic Rural Views
- Extensive Landscaped Gardens
- Double Garage & Ample Parking
- 8 Years LABC Warranty Remaining
- LPG Under Floor Heating to Ground Floor
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & International Airports



**Reception Hall** 5.05 x 2.11m (approx. 16'6 x 6'11)

A stunning welcome to this individually designed home, having Porcelanosa tiled flooring, an oak and glass staircase rising to the first floor and doors into:

**Lounge** 5.85 x 3.76m (approx. 19'4 x 12'4)

A spacious reception room having bay window to the front and a brickwork fireplace housing an open chimney with potential to install a wood burning stove

**Family Room/Study** 4.2 x 3.35m (approx. 13'9 x 11'0)

A versatile reception room having bay window to the front. This room is ideal as a home office, playroom or snug

**Stunning Open Plan Living & Dining Kitchen**

9.53 x 5.62m (approx. 31'3 x 18'5)

A most impressive space formed by an open plan kitchen, family room and dining area. The **Kitchen** comprises a range of gloss wall and base units with Quartz worktops over, housing inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, induction hob with recessed extractor and Neff double oven with retractable doors. The island unit houses a breakfast bar to one side and the kitchen has a window to the rear and an opening into the utility. Porcelanosa tiled flooring extends into the **Family Room** and **Dining Area**, where bifold doors open out to the terrace and gardens

**Utility** 1.8 x 1.66m (approx. 5'11 x 5'0)

Comprising gloss wall and base units with Quartz worktops over housing an integral washing machine and tumble dryer. A door opens into the garage

**Cloakroom**

Comprising Villeroy & Boch suite having wash basin set to vanity unit and wall hung WC, with Porcelanosa tiled flooring, tiled splash back and an extractor fan





A contemporary oak and glass staircase rises to the first floor **Galleried Landing** 6.2 x 2.24m (approx. 20'4 x 7'4) where there is a window to the front with open views and access via a drop down ladder rises to the insulated loft space. Oak doors open into:

**Master Bedroom** 5.5 x 3.8m (approx. 18'0 x 12'6) – max

A spacious principal bedroom having a dressing area with fitted wardrobes and a window to the rear and bifold doors opening out to a glazed balcony overlooking the rear garden and views beyond. With private use of:

**En Suite** 3.8 x 1.68m (approx. 12'5 x 5'6)

Fitted with a modern Villeroy & Boch suite with Hansgrohe chrome wear, having vanity wash basin, wall hung WC and large walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window

**Bedroom Two** 3.8 x 3.3m (approx. 12'6 x 10'9)

Another generous double room having a range of fitted wardrobes and a window to the front

**Bedroom Three** 3.9 x 3.3m (approx. 12'9 x 10'10)

A spacious double room having window to the rear enjoying stunning rural views and a double fitted wardrobe

**Bedroom Four** 3.3 x 3.2m (approx. 10'10 x 10'6)

A fourth double bedroom having window to the front with idyllic rural views



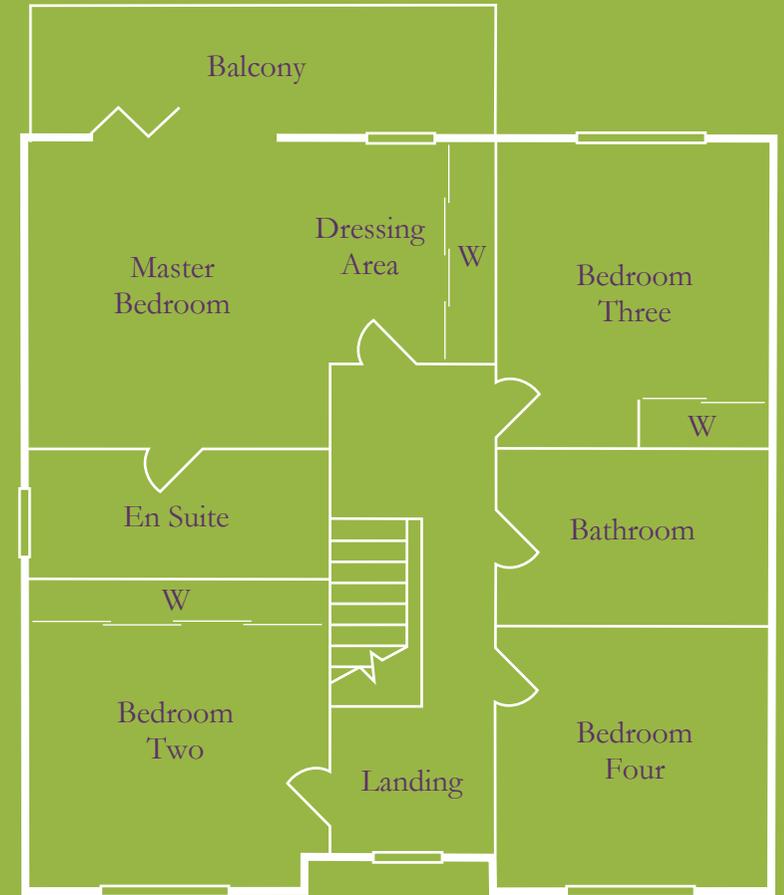
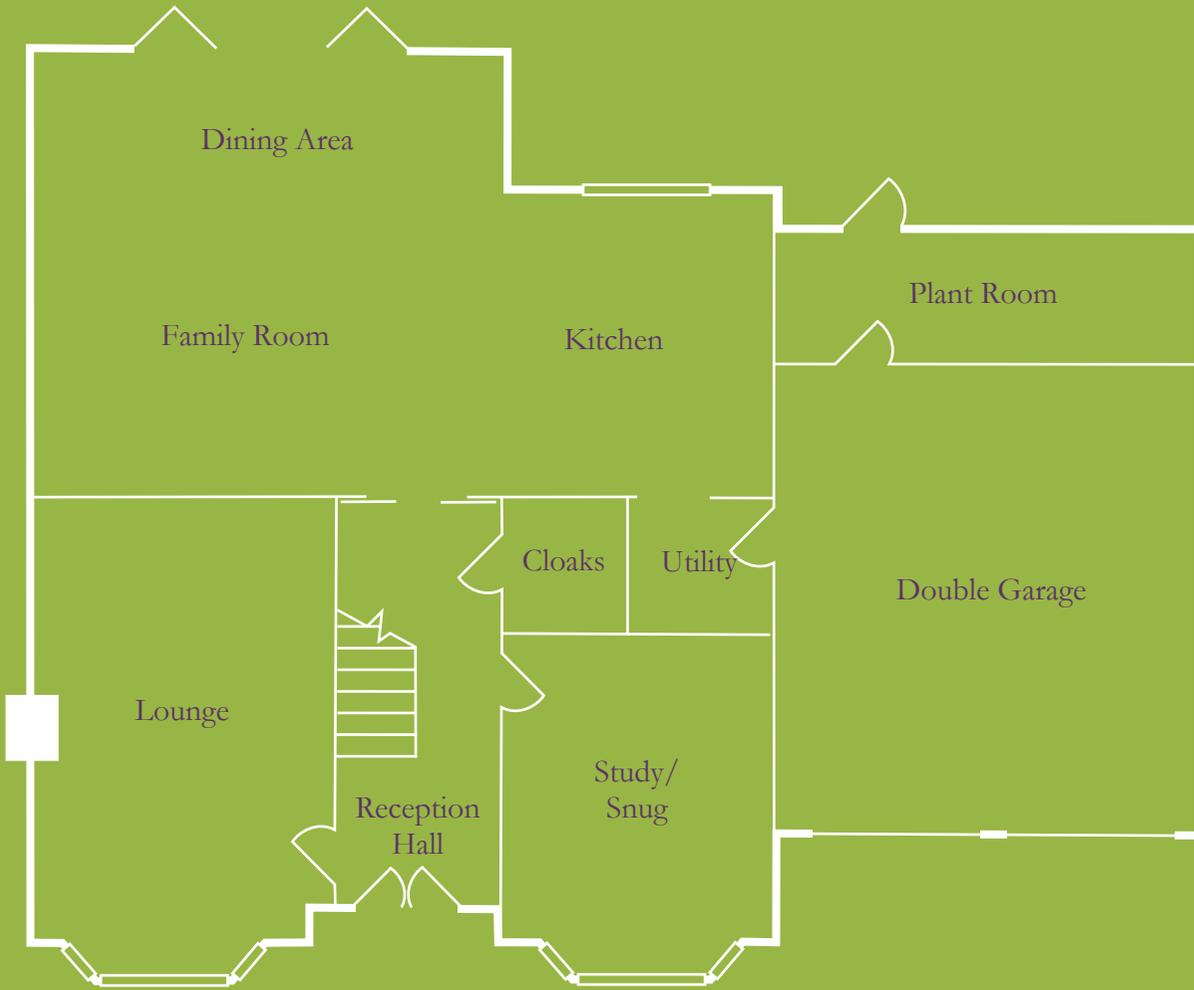
**Family Bathroom** 3.3 x 2.05m (approx. 10'10 x 6'8)

Fitted with a Villeroy & Boch suite having Hansgrohe chrome wear, comprising wash basin set to vanity unit, wall hung WC, bathtub and walk in shower, with tiled flooring, tiled walls and a chrome heated towel rail



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p> <p>75</p>	<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p> <p>84</p>







### Outside

The Maples lies on a generous plot enjoying a tranquil position on the outskirts of Newborough. There are open countryside views extending to both the front and rear aspects, and the walled entrance opens into a driveway with parking for a number of vehicles and access into the:

### Double Garage 6.0 x 5.5 (approx. 19'7 x 17'3)

With manual entrance doors, access via a drop down ladder to the boarded loft space, power and lighting. A door opens to the **Plant Room** 5.21 x 1.52m (approx. 17'1 x 4'11), housing the Vaillant boiler, Gledhill pressurised water cylinder and having a door out to the rear gardens. This room would also be ideal for use as a boot room

### Gardens

The landscaped rear gardens is laid to a paved terrace with railway sleeper edged borders, leading up to extensive lawns. There is exterior lighting, power sockets and water, and the superb plot measured approximately **0.4 Acre**. Gated access opens to the front aspect



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.