



16 Rangemore Hall Mews, Rangemore, DE13 9RE



Set within the regal Rangemore Hall Mews in this double fronted Grade II Listed character home, showcasing deceptively spacious interiors, three double bedrooms and a private courtyard garden. Enjoying a secluded setting within scenic private parkland, this individual mews property benefits from a dual open aspect, having countryside views to the rear and a pleasant outlook over the landscaped courtyard and distinctive clock tower to the front. The well presented interiors feature traditional tall ceilings and sash windows, and comprise briefly central reception hall, two reception rooms and a bespoke breakfast kitchen to the ground floor, with three double bedrooms to the first floor serviced by an en suite bathroom and refitted shower room. Outside, the property benefits from a private walled courtyard garden to the rear, and within the shared courtyard there is a single garage belonging to the property as well as ample parking. The Mews are accessed via a sweeping drive leading through parkland shared between the properties, and communal gardens feature mature woodland and a wildlife pond.

Converted from the formal coach house and stables servicing the historic Rangemore Hall Estate, Rangemore Hall Mews is formed by a collection of individual character homes enjoying a regal and secluded setting. The Mews are situated on the outskirts of the rural village of Rangemore, a desirable location home to a village primary school, historic church, character village club, a bowling green and a children's playground. Nearby amenities can be found in the village of Barton under Needwood, home to an array of shops, pubs, gift stores, cafes, churches, a pharmacy and village hall, with more comprehensive facilities available in Burton on Trent and the Cathedral City of Lichfield. The village primary school feeds into John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating. The location provides convenient access to commuter routes including A38, A50 and M6 Toll, rail services from Lichfield provide direct links to Birmingham and London, and the International airports of Birmingham and East Midlands are both within an easy drive.



- Grade II Listed Mews Home
- Deceptively Spacious Interiors
- Regal & Exclusive Courtyard Setting
- Two Reception Rooms
- Bespoke Breakfast Kitchen
- Central Reception Hall
- Three Double Bedrooms
- En Suite Bathroom & Shower Room
- Walled Courtyard Garden
- Single Garage & Parking
- Open Aspect to Front & Rear
- Private Setting with Communal Grounds
- LPG Gas Central Heating
- John Taylor School Catchment

Reception Hall

An impressive welcome to this double fronted mews home, having galleried staircase rising to the first floor and a pleasant outlook over the central courtyard and distinctive clock tower. Kardean flooring extends throughout the ground floor and doors open into:

Drawing Room 6.5 x 3.1m (approx. 21'3 x 10'2)

A spacious reception room having sash window to the front, double doors out to the rear garden, traditional ceiling and wall mouldings and a gas fireplace

Dining Room 3.07 x 3.0m (approx. 10'0 x 9'10)

Another generous living space, having window to the front and traditional coving and mouldings

Kitchen 5.97 x 3.26m (approx. 19'7 x 10'8)

The kitchen is fitted with a range of bespoke hand painted wall and base units with granite worktops and upstands over, housing an inset one and a half sink and a range of integral appliances including dishwasher, twin fridge freezers, washing machine and microwave. A breakfast bar topped with solid Walnut worktop offers additional storage, a feature recess houses the Rangemaster cooker and a hidden TV is include in the sale. There is a window to the rear, double doors open out to the garden and a door opens to a useful understairs storage cupboard



Stairs rise to the first floor part galleried **Landing** 4.4 x 2.4m (approx. 14'5 x 7'10) where a window to the rear overlooks idyllic views and doors open to a large **Airing Cupboard** housing the wall mounted boiler, and into:

Master Bedroom 4.96 x 3.27m (approx. 16'3 x 10'8)
A spacious principal bedroom having window to the rear with open views, a range of fitted bedroom

furniture and private use of:

En Suite Bathroom 3.27 x 1.9m (approx. 10'8 x 6'2)
Comprising wash basin set to vanity unit, WC and bathtub, with half tiling to walls and an obscured window to the front

Bedroom Two 3.4 x 3.2m (approx. 11'2 x 10'5)
A spacious double bedroom having window to the

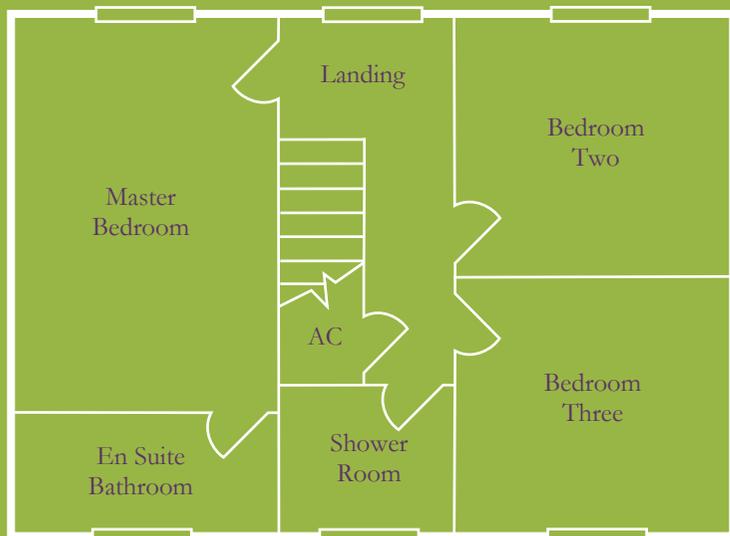
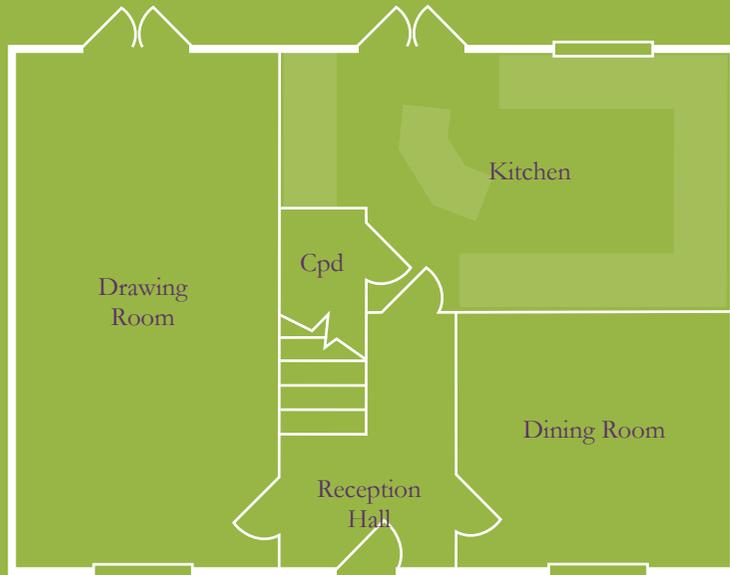


rear with countryside views

Bedroom Three 3.46 x 3.2m (approx. 11'4 x 10'5)
A third double room fitted with a range of bespoke bedroom furniture and wardrobes, and having a window to the front enjoying a pleasant outlook over the central courtyard and clocktower

Shower Room 2.6 x 2.43m (approx. 7'11 x 8'6)
Refitted with a white suite having wash basin and WC set to quartz topped vanity units and large cubicle with power shower, having Kardean flooring, tiled splash backs, a range of fitted units with feature lighting and an obscured window to the front





Outside

The private driveway into the Mews leads to a large parking area where the property benefits from two allocated spaces, as well as a **Single Garage**. A walkway from the car park leads to the landscaped shared courtyard, where there is access into the **Reception Hall**, and to the rear aspect the property benefits from a private **Walled Courtyard Garden**

The Mews residents benefit from shared use of communal grounds including parkland surrounding the driveway, mature woodland and a small wildlife pond, the maintenance of which is covered under the monthly managements charges



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.