



Lakeside Manor, 26 Mavesyn Close, Hill Ridware, WS15 3RA



Enjoying a peaceful cul de sac setting with countryside views is Lakeside Manor, an executive village residence benefitting from versatile and spacious family interiors, five double bedrooms and a generous garden plot overlooking stunning open views towards Cannock Chase to the rear. Built in 2006 by the reputable local developer First Post Homes, the property is offered with no upward chain and lies in an enviable position on this exclusive private road, showcasing oversized accommodation ideal to suit a growing family or those needing space to work from home. The interiors comprise stunning central reception hall leading off to two living rooms, a study, cloakroom and dining kitchen, with a further dining room and laundry room accessed from the kitchen. The first floor

galleried landing leads to five double bedrooms serviced by three en suites and a family bathroom, with each bedroom benefitting from fitted wardrobes. To the front, a private drive offers parking for a number of vehicles as well as access into the detached double garage, and the beautifully tended rear gardens enjoy complete privacy to all sides. The gardens have been landscaped to highlight the idyllic open outlook over countryside and a local fishing lake to the rear, views over which can be appreciated from a charming elevated terrace. This fabulous family home is serviced by mains gas central heating and double glazing.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities,

commuter routes and local leisure facilities. Within walking distance from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school, with a range of independent schools also locally available including Denstone and Denstone Prep, Abbotsholme and Lichfield Cathedral. Hill Ridware is a short drive from the Cathedral City of Lichfield which offers extensive leisure and convenience amenities including the historic town centre and Beacon Park, around 70 acres of open space and beautiful formal gardens. The location is ideal for commuting, having convenient access to the A50, A38 and M6. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and the location is well placed for access to Birmingham International airport.

- Executive Detached Village Residence
- Spacious & Versatile Family Accommodation & No Upward Chain
- Exclusive Cul de Sac Setting
- Idyllic Open Views
- Three Spacious Reception Rooms
- Dining Kitchen & Laundry Room
- Central Reception Hall
- Study/Home Office & Cloakroom
- Five Double Bedrooms
- Three En Suites & Family Bathroom
- West Facing Gardens with Open Views
- Parking for Multiple Vehicles
- Detached Double Garage
- Peaceful & Secluded Setting in Popular Rural Village
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall 5.2 x 2.6m (approx. 17'3 x 8'8)

A stunning welcome to this executive family home, having Karndean flooring, double fitted cloaks cupboard and a galleried solid Ash staircase rising to the first floor. Doors open into:

Lounge 6.247 x 3.9m (approx. 20'5 x 12'9)

A spacious formal reception room having dual aspect window to the front and double doors to the rear. A gas fire is inset to an elegant carved stone mantelpiece and the lounge enjoys idyllic rural view to the rear

Family Room 4.44 x 3.9m (approx. 14'7 x 12'9)

Another beautifully presented living space ideal as a playroom or teenagers lounge, having double doors out to the rear gardens and a gas fireplace set to marble mantelpiece

Dining Kitchen 4.88 x 4.52m (approx. 16'0 x 14'10)

A spacious and well appointed kitchen comprising a range of painted wall and base units with granite worktops over housing an inset sink, integral appliances including a dishwasher and microwave, and a recess housing a Rangemaster Toledo cooker which is included in the sale. The Neff American fridge freezer is also included in the sale, and the kitchen has space for a dining table and chairs, a window overlooking the rear garden and views beyond and ceramic tiled flooring. A door leads to the **Laundry Room** and double doors open into:

Dining Room 4.44 x 3.72m (approx. 14'7 x 12'2)

Another immaculate and spacious reception room having windows to two sides and traditional ceiling moulding

Laundry Room 2.75 x 1.86m (approx. 8'11 x 5'11)

Having base units coordinating with those of the kitchen housing an inset sink with side drainer, washing machine (included in the sale) and space for a tumble dryer. The Laundry has tiled flooring and a door opens out to the side onto the driveway

Study 2.4 x 2.1m (approx. 7'10 x 6'10)

A useful home office for those needing space to work from home, having window to the front

Cloakroom

Comprising pedestal wash basin, WC, half tiled walls and Karndean flooring





Stairs rise from the **Reception Hall** to the **First Floor Galleried Landing**, where double doors open to a useful Airing Cupboard which houses the pressurised mega flow cylinder and ample storage space. There is an access point to the loft space and doors lead into:

Master Bedroom 4.44 x 4.1m (approx. 14'7 x 13'5)
A spacious principal bedroom having dual aspect windows with pleasant views over the private close and two large double fitted wardrobes. With private use of:

En Suite Bathroom 3.24 x 2.2m (approx. 10'7 x 7'2)
Comprising a quality white suite having twin wash basins set to vanity unit, WC, bathtub and separate shower cubicle, with half tiling to walls and an obscured window to the side

Bedroom Two 3.9 x 3.9m (approx. 12'9 x 12'9)
Another spacious double room having window to the rear enjoying rural views and doors opening to the En Suite and into a large **Walk In Wardrobe** having fitted hanging and shelving space

En Suite 2.7 x 2.25m (approx. 8'11 x 7'4)
Comprising wash basin set to vanity unit, WC and shower, with an obscured window to the front and half tiling to walls

Bedroom Three 3.9 x 3.74m (approx. 12'9 x 12'3)
With the window to the rear enjoying rural views, a double fitted wardrobe and a door opening into:

En Suite 2.1 x 1.3m (approx. 6'10 x 4'3)
A white suite comprises pedestal wash basin, WC and large double shower, with half tiling to walls and an obscured window to the side

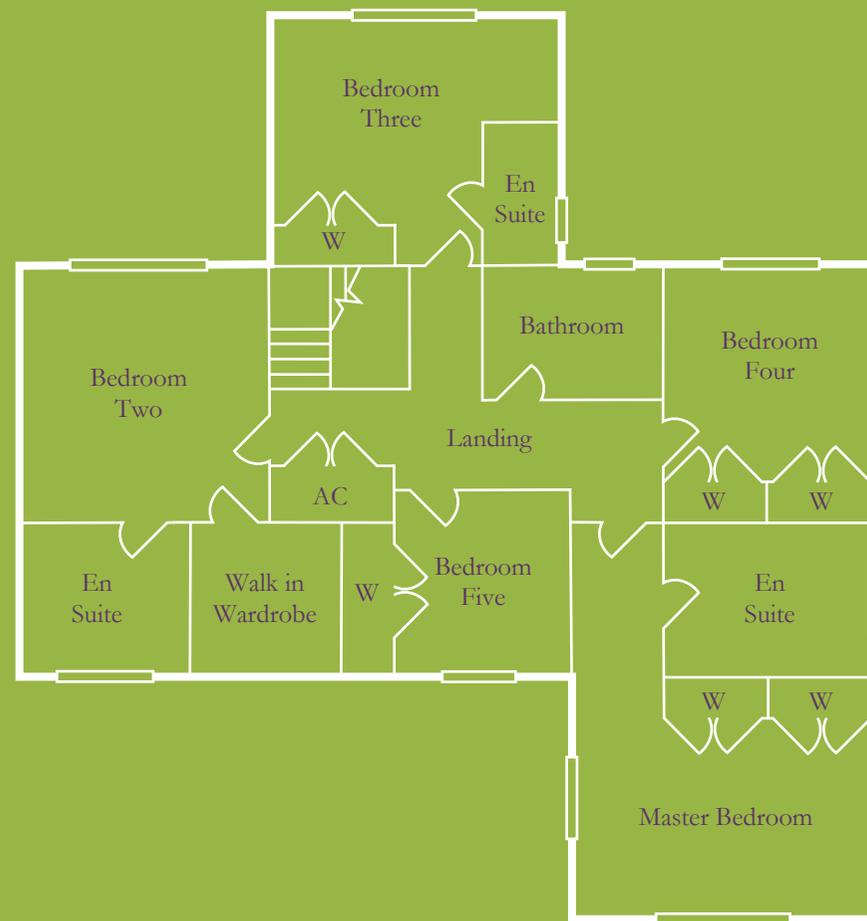
Bedroom Four 3.24 x 3.2m (approx. 10'7 x 10'6)
A spacious double bedroom having a window to the rear overlooking idyllic views, two fitted wardrobes and a fitted dressing table and drawers

Bedroom Five 3.0 x 2.8m (approx. 9'10 x 9'2)
A fifth double bedroom having a window to the front aspect and a double fitted wardrobe

Family Bathroom 2.9 x 2.15m (approx. 9'6 x 7'0)
Fitted with a modern suite having pedestal wash basin, WC, corner bathtub and separate shower, with half tiling to walls, tiled flooring and an obscured window to the rear







Total Floor Area:

236 m²
2540 ft²



Outside

Lakeside Manor sits on the exclusive cul de sac of Mavesyn Close, enjoying a secluded and peaceful position and a generous garden plot. To the front, the block paved driveway provides parking for a number of vehicles as well as access into the garage, and there is gated access leading into the garden. The property has an exterior water point to the side aspect and also owns an area of grass opposite the front of the house

Double Garage 5.65 x 5.55m (approx. 18'6 x 18'2 With twin electric entrance doors, power and lighting. There is a door to the side aspect leading out to the rear garden, and a drop down ladder rises to a boarded loftspace providing ample storage

South West Facing Landscaped Gardens

Extending to a generous size, the rear garden is laid to a paved terrace, lawns and neatly stocked borders. Enjoying complete privacy to all sides and a sunny south-west aspect, the boundary is enclosed by a post and rail fence highlighting the idyllic open views towards countryside, a local fishing lake and Cannock Chase. The views can also be appreciated from a charming elevated terrace. There is exterior lighting, a water point and power sockets, and gated access opens into the rear garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.