



Cuckoo Cottage, Cuckoo Cage Lane, Tatenhill Common, Rangemore, DE13 9RX



Enjoying a tranquil and secluded setting in the desirable hamlet of Tatenhill Common is Cuckoo Cottage, an individual detached character cottage benefitting from spacious and versatile family interiors, four double bedrooms and a stunning 0.33 acre south facing plot. Appreciating countryside views to all aspects as well as an enviable location at the end of this peaceful lane, Cuckoo Cottage presents excellent potential for those looking to be part of this desirable rural community and offers space to extend/remodel as desired (STPP). The interior comprises briefly reception hall, spacious lounge with inglenook open fireplace, two further reception rooms offering

formal dining and a home office/playroom, breakfast kitchen, utility room and shower room to the ground floor, with four generous double bedrooms to the first floor serviced by a modern family bathroom. Cuckoo Cottage sits within an established 0.33 acre plot laid to a gravel driveway, double garage and formal gardens, all overlooking picturesque countryside views. The gardens offer potential (STPP) to extend the property or build additional garaging, and the cottage is serviced by double glazed windows and oil fired central heating.

Cuckoo Cottage lies in the rural Tatenhill Common, a pastoral hamlet set on the outskirts

of Rangemore. The village and surrounding areas are formed by a collection of rural homes and character cottages which were formerly part of the Rangemore Hall Estate, a significant 19th century estate built by the Bass family. The idyllic village is home to a Social Club, historic Church, the Byrkley Park Garden Centre and the Rangemore Primary School which feeds into John Taylor High School, both of which benefit from an Ofsted 'Outstanding' rating. The recently opened John Taylor Free School is also around two miles from the property, and an excellent range of independent schools are also nearby including Lichfield Cathedral, Repton and Denstone. Convenience facilities can be found

in local Barton under Needwood where there is a post office, Co-Op general store, pubs, cafes and boutique shops, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shopping and leisure amenities. Cuckoo Cottage is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.



- Detached Character Cottage
- Versatile Family Accommodation & Work From Home Space
- Established 0.33 Acre Garden Plot
- Panoramic Countryside Views
- Three Spacious Reception Rooms
- Breakfast Kitchen & Utility
- Reception Hall & Shower Room
- Four Double Bedrooms
- Family Bathroom
- Stunning South Facing Gardens
- Double Garage & Ample Parking
- Peaceful & Secluded Setting
- Potential to Extend/Remodel (STPP)
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & International Airports

A newly installed composite entrance door opens from the front aspect into the **Reception Hall**, where there are windows to the front aspect and doors lead into:

Lounge 6.5 x 4.8m (approx. 21'4 x 15'9) – max
A beautifully presented and spacious formal sitting room, having dual aspect windows, double doors opening out to the rear gardens and an original inglenook housing an open fireplace

Study/Playroom 3.6 x 3.0m (approx. 11'9 x 9'9)

A versatile space ideal as a home office or playroom, having double doors out to the rear gardens

Dining Room 4.23 x 3.01m (approx. 13'10 x 10'0)

Another spacious reception room having double doors out to the gardens and a traditional serving hatch into:

Breakfast Kitchen 4.2 x 3.02m (approx. 13'9 x 9'10)

Fitted with a range of wall and base units housing inset sink with side drainer, and spaces for appliances including dishwasher, fridge, freezer and oven. There is a breakfast bar to one end of the kitchen and a window to the rear enjoys pleasant views over the gardens

Utility 2.35 x 1.7m (approx. 7'8 x 5'8)

Comprising fitted base units with inset sink with side drainer and space for a washing machine, with a window to the front and a courtesy door into the **Double Garage**

Shower Room 1.7 x 1.7m (approx. 5'7 x 5'7)

Fitted with a modern suite having corner wash basin, WC and spa shower with steam jets, with tiled flooring, tiled splashbacks, a chrome heated towel rail and an obscured window





Stairs rise to the first floor **Landing**, having windows to the front aspect and a door opening into the **Airing Cupboard** (housing the hot water cylinder). A large insulated loftspace extends across the length of the property, and the landing has doors leading into:

Master Bedroom 5.55 x 4.56m (approx. 18'2 x 14'11) - max

A spacious principal bedroom having recently replaced windows to the front and rear and extensive fitted wardrobe and storage space

Bedroom Two 5.44 x 3.05m (approx. 17'10 x 9'11)

Another generous double room having dual aspect windows enjoying open views

Bedroom Three 4.22 x 3.09m (approx. 13'10 x 10'1)

Another double room having window to the rear aspect and two double fitted wardrobes

Bedroom Four 3.3 x 3.01m (approx. 10'10 x 9'10)

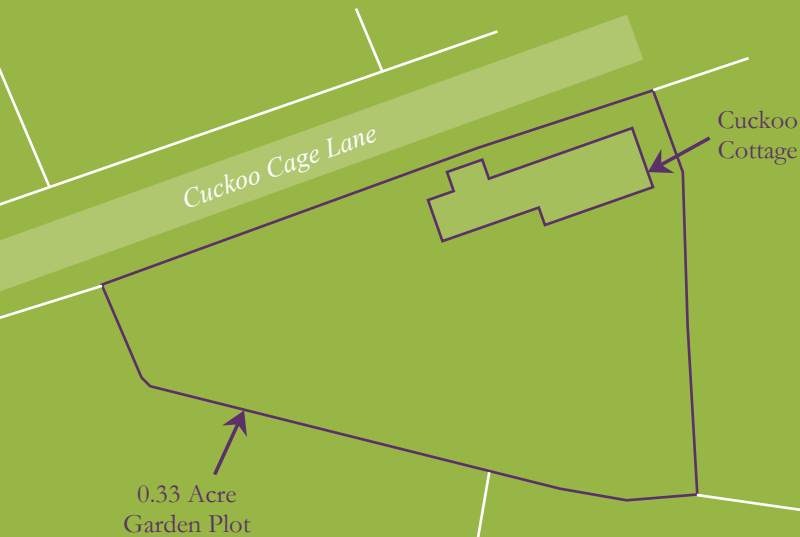
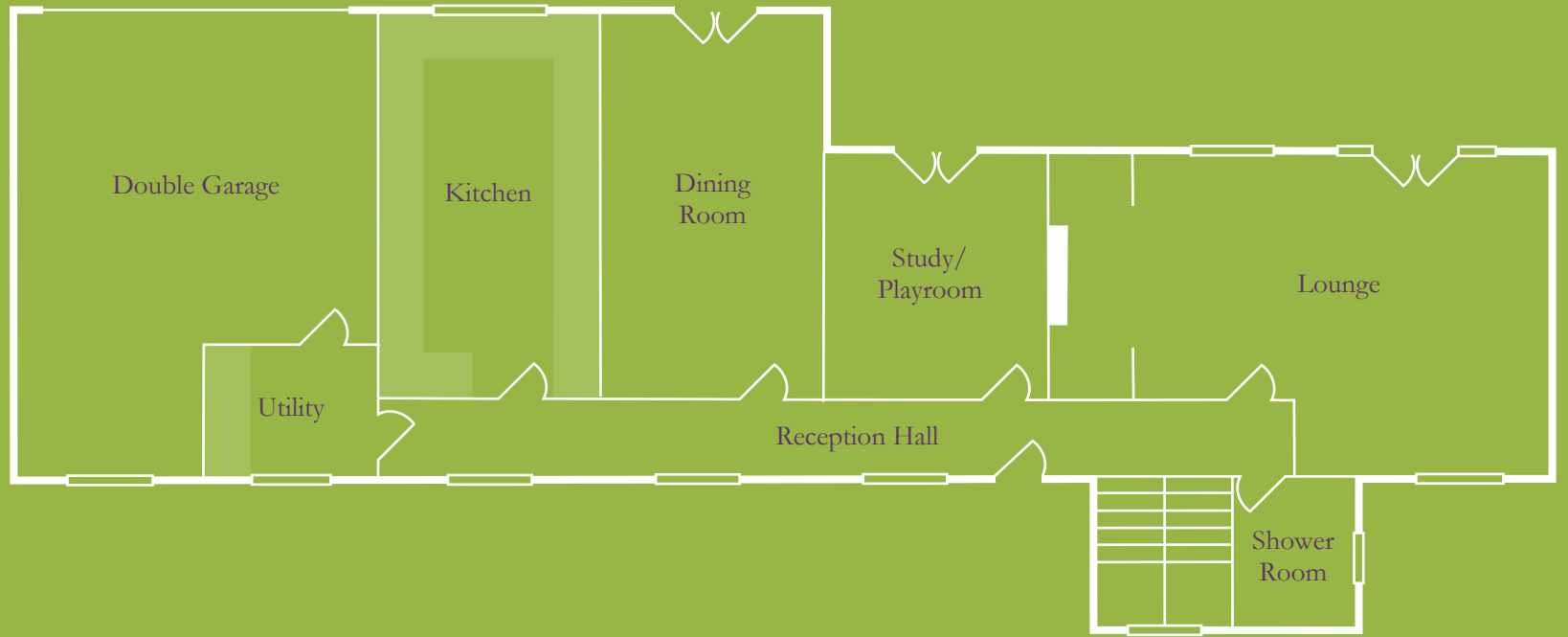
A fourth double bedroom having window to the rear, double fitted wardrobes and fitted dressing table and drawer units

Bathroom 2.27 x 1.7m (approx. 7'6 x 5'6)

Comprising a white suite having wash basin set to vanity unit, WC and bathtub with shower attachment, with tiled flooring full tiling to walls, a recently refitted obscured window and a chrome heated towel rail









Outside

Cuckoo Cottage lies at the end of Cuckoo Cage Lane in a tranquil and secluded spot. The driveway extends to the side and rear of the property where there is parking for a number of vehicles as well as access into the garage, and a post and rail fence to one side enjoys far reaching views

Double Garage 6.44 x 4.9m (approx. 21'1 x 16'0)

An up and over entrance door rises to the front aspect and the garage has a courtesy door into the utility, a large loftspace, power and lighting

South Facing Gardens

Extending to a generous size and enjoying complete privacy, the wrap around gardens are laid to formal lawns, well stocked borders and mature foliage and trees, including a stunning mature wisteria on the cottage which can be appreciated from a paved terrace. The gardens have been thoughtfully cultivated by the existing vendors to encourage visiting wildlife and nature preservation, and there is a kitchen garden to one side as well as various greenhouses which are included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	48 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.