



Rocketts Oak Cottage, Tatenhill Common, Rangemore, DE13 9RS

Set within the tranquil hamlet of Tatenhill Common is Rocketts Oak Cottage, a charming country cottage showcasing a wealth of character, three bedrooms and recently refurbished interiors. Overlooking rural views to all aspects and offering potential for cosmetic finishing to taste, this individual country home presents potential to extend (STPP) and has received a substantial renovation in recent years to include rewiring, a new central heating system and radiators, new double glazed windows and a modern refitted shower room. The central heating and hot water is provided by an eco-friendly biofuel wood pellet boiler. The interiors comprise briefly porch, open plan living and dining room with wood burner and bespoke kitchen to the ground floor, with a useful outbuilding a utility room with loft above being ideal for conversion into a study/games room. Three good sized bedrooms to the first floor are serviced by a luxury refitted shower room, and the cottage enjoys idyllic countryside views to the front and rear aspects. Outside, there is parking for two cars to a private driveway and car port, and established gardens extend to the rear aspect overlooking tranquil surrounding countryside.

Rocketts Oak Cottage lies in the rural Tatenhill Common, a pastoral hamlet set on the outskirts of Rangemore formed by a collection of country homes and character cottages, many of which were formerly part of the significant Bass family's 19th Century Rangemore Hall Estate. Rangemore lies around a mile from the property and 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. Facilities can be found in local Barton under Needwood where there is a post office, Co-Op, 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. Rocketts Oak 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.

- Charming Cottage in Rural Setting
- Wealth of Character & Recently Renovated
- Generous & Established Plot
- Upgrades including new Windows, Rewire & Wood Pellet Boiler
- Open Plan Living & Dining Room
- Kitchen with Potential to Extend (STPP)
- Utility & Outbuildings
- Three Bedrooms
- Refitted Shower Room
- Courtyard & Mature Gardens
- Car Port & Parking
- Idyllic Rural Setting with Open Views
- 'Outstanding' School Catchment

A Porch to the front leads to an original entrance door into:

Open Plan Dining & Living Room 6.16 x 5.29m (approx. 20'2 x 17'4)

A beautifully presented and versatile space having

dual aspect windows to the front and rear and character oak flooring. An inglenook fireplace with tiled hearth houses a recently replaced wood burning stove with lined flue, and this room has received a full rewire and new column radiators and is currently laid out to offer three attractive sitting areas

Stairs rise to the first floor accommodation having useful walk in storage below, and a door opens into:

Kitchen 3.65 x 1.81m (approx. 11'11 x 5'11)
The kitchen is fitted with a range of painted wall and base units having solid wood worktops over, housing an inset ceramic sink with side drainer and spaces for an oven and fridge (appliances can be included in the sale). The vaulted ceiling features beams, the kitchen has tiled flooring and windows to the rear, and a door opens out to the courtyard and rear garden. The kitchen offers ideal potential to extend (STPP)





The spacious part galleried **Landing** has tall ceilings and a window to the rear aspect enjoying pleasant rural views. the inner landing has loft access and doors open into:

Master Bedroom 4.5 x 2.75m (approx. 14'8 x 9'0)
A spacious principal bedroom having windows to the front and rear with bespoke fitted shutters and new carpets. There is loft access and the master

bedroom enjoys dual aspect rural views

Bedroom Two 3.34 x 2.44m (approx. 10'11 x 8'0)
Another double room having a window to the front with bespoke shutters and countryside views

Bedroom Three 3.5 x 2.2m (approx. 11'5 x 7'2)
Having a window to the front aspect with shutters overlooking rural views

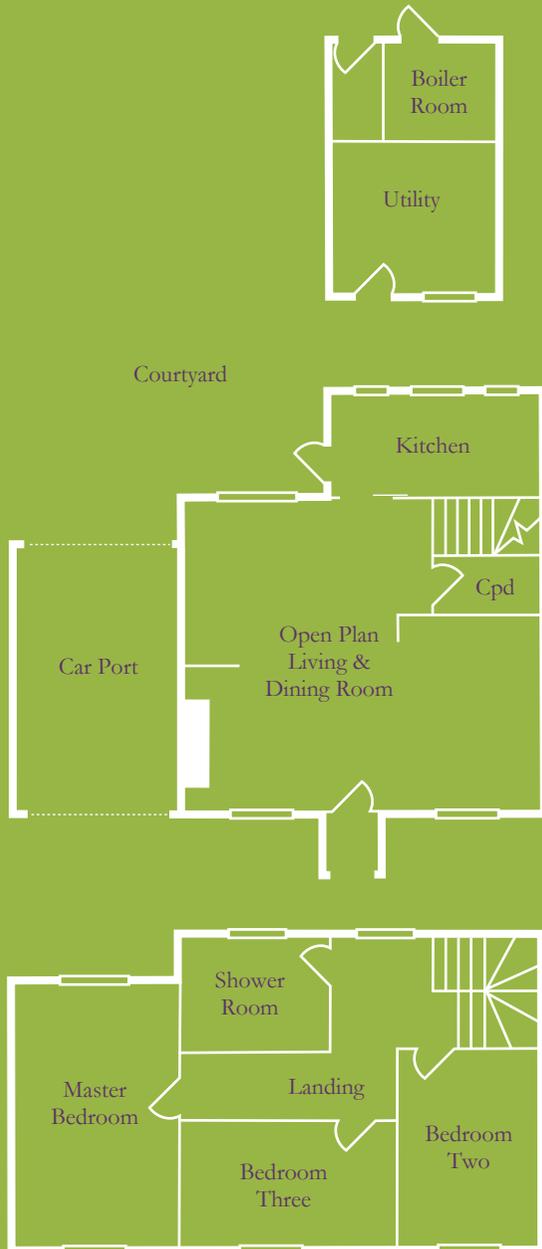


Refitted Shower Room 2.66 x 1.8m (approx. 8'8 x 5'10)

This luxury shower room refitted in 2022 comprises wash basin set to vanity unit, WC and walk in shower with handheld and rainfall showerheads, having a window to the rear with shutters, a heated towel rail mirror with vanity lighting and LVT flooring

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	41 e	
21-38	F		
1-20	G		





Outside

Rocketts Oak Cottage sits back from the lane beyond an attractive frontage where a brick pathway and wrought iron gate give access to the porch and entrance door. To the side is a private driveway and car port with lighting and exterior sockets providing parking for two vehicles, and a gate leads into the rear courtyard and gardens

Gardens

A Staffordshire blue brick paved courtyard to the rear leads to the outbuildings and gardens, which extend to a generous size and enjoy much privacy to all sides. The garden is laid to generous and safely enclosed lawns overlooking idyllic rural views, and there are a variety of shrubs and trees as well as a raised bed ideal as a small kitchen garden

Utility 2.85 x 2.59m (approx. 8'6 x 9'4)

Housing a sink and spaces for appliances including a washing machine tumble dryer, fridge and freezer (appliances as negotiation). The utility has been rewired and has a new double glazed window and composite door with loft offers ideal potential for conversion into storage space or a study/games room. To the rear of the **Utility** are two further store rooms, one of which houses the pressurised water cylinder and another housing the wood pellet boiler. The garden shed is as separate negotiation, but the wood store and additional garden store are included

Please Note: There is a historic Right of Way for the neighbours to access the lane although we are advised this is rarely utilised

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.