



**Russet House**, Shaw Lane, Lichfield, WS13 7AG



Set within elegant walled gardens within walking distance of the city centre is Russet House, an impressive detached residence showcasing a superb specification of finish throughout, four generous double bedrooms and secluded grounds enjoying tranquil views towards the spires of Lichfield Cathedral. Having been substantially remodelled and upgraded by the existing vendors, Russet House has been remodelled and refurbished to an exceptional standard throughout to create a substantial and immaculately maintained home extending over two levels. The versatile accommodation is ideal to suit either a growing family or those looking for the option of ground floor bedroom space, all set beyond a secure gated entrance within this

prime yet secluded central location.

The interiors comprise briefly reception hall, bespoke handmade dining kitchen, utility room, two reception rooms plus study, and an impressive oak framed Orangery, with four bedrooms set over the ground and first floors. The master and second bedroom are set to the first floor, each having a private en suite, and two further double bedrooms to the ground floor are serviced by a family bathroom and guest en suite. Outside, the tranquil plot wraps around the property and features a character Grade II Listed walled boundary dating back to the Tudor era, with stunning views towards the impressive medieval Cathedral spires. The ample driveway offers parking for a number of

vehicles where there is a detached double garage, and the established gardens have been thoughtfully matured over time to offer various entertaining areas, all enjoying complete privacy.

Enjoying a secluded setting in the heart of Lichfield, Russet House lies on a quiet lane amidst similar impressive residences, having secure electric gate entrance shared with one other property. Shaw Lane lies within a few minutes walk of the handsome city centre which is home to an array of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park, an area of over 70

acres of community gardens and parkland. The property benefits from convenient access to the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and St Michaels as well as Independent schools including the Cathedral School, Repton and Denstone.



- Individually Designed Detached Residence
- Wrap Around Plot with Idyllic Cathedral Views
- Substantially Upgraded & Remodelled
- Secure Electric Gated Entrance
- Bespoke Handmade Dining Kitchen
- Two Reception Rooms & Study
- Oak Framed Orangery
- Reception Hall & Laundry Room
- Four Double Bedrooms
- Three En Suites & Family Bathroom
- Detached Double Garage & Parking
- Wrap Around Walled Gardens
- Mains Gas CH & Double Glazing
- Desirable City Centre Location
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

**Reception Hall** 4.0 x 3.75m (approx. 13'1 x 12'3)  
A stunning welcome to this elegant home, having French oak flooring, stairs rising to the first floor accommodation and doors leading into:

**Family Dining Kitchen** 7.4 x 4.04m (approx. 24'3 x 13'2)

A beautifully presented architect designed space formed by a bespoke in-frame kitchen and family dining and living room. The bespoke handmade **Kitchen** comprises a range of solid oak wall, base and island units with granite worksurface over,



housing an inset sink and a range of integral Miele appliances including dishwasher, double oven, steamer oven, microwave, gas hob and extractor. The island unit houses a second sink and an integrated wine fridge, and the kitchen has Travertine flooring with electric under floor heating which extends into the **Family Dining Room**. Showcasing impressive vaulted ceilings and a curved side, this architect designed space has exposed beams, double doors out to one side, windows overlooking the rear gardens and skylights. A door opens into:

**Laundry Room** 2.77 x 1.7m (approx. 9'1 x 5'6)  
Fitted with base and full height units coordinating with those of the kitchen, having granite work surfaces over housing an inset sink, spaces for a washing machine and tumble dryer, and twin integrated full height fridges and freezers. A door opens out to the side and there is travertine tiled flooring with under floor heating

**Dining Room** 3.87 x 3.34m (approx. 12'8 x 10'11)  
A spacious formal reception room having French oak flooring, double doors out to the side and openings through to:

**Impressive Orangery** 6.3 x 3.0m (approx. 20'7 x 9'9)  
A stunning addition to this individual home, the oak framed Orangery features triple aspect bifold doors and full height windows overlooking the gardens and Cathedral views beyond. Porcelain tiled flooring has electric under floor heating and a roof lantern provides plenty of natural light. Leading into:

**Lounge** 6.64 x 3.48m (approx. 21'9 x 11'5)  
Another generous reception room having window to the side aspect, French oak flooring and a multifuel burning stove set to carved stone mantelpiece

**Study** 2.76 x 2.36m (approx. 9'0 x 7'9)  
A useful home office, having window to the front and French oak flooring













Stairs rise to the first floor **Landing**, where there is a skylight and doors open into:

**Master Bedroom** 4.4 x 4.13m (approx. 14'5 x 13'6)  
A spacious principal suite having window to the front with views towards Beacon Park, window to the rear with Cathedral views and a range of fitted wardrobes. With private use of:

**En Suite** 3.5 x 1.63m (approx. 11'5 x 5'4)  
Fitted with a modern suite having pedestal wash basin, WC and walk in shower, with a chrome heated towel rail tiled flooring with electric under floor heating, tiled walls and an obscured window. A fitted cupboard houses the wall mounted Baxi boiler

**Dressing Room** 2.09 x 1.7m (approx. 6'10 x 5'7)  
Accessed off the landing, this useful space is fitted with a range of hanging space and storage

**Bedroom Two** 4.5 x 4.4m (approx. 14'9 x 14'4) – max  
Another generous double room having window to the front with views towards Beacon Park and a fitted wardrobe. A door opens into:

**En Suite** 2.83 x 1.17m (approx. 9'3 x 3'10)  
Comprising pedestal wash basin, WC and walk in shower, having a fitted mirror with sensory lighting, tiled flooring with electric under floor heating, tiled walls, a chrome heated towel rail and an obscured window





Doors from the **Hallway** open into a double width **Laundry Cupboard** housing storage and hanging space for coats, and into:

**Bedroom Three** 8.11 x 3.3m (approx. 26'7 x 10'8)

A stunning guest bedroom suite, having window to the rear, double doors out to the gardens and a living area with tiled flooring and under floor heating. With private use of:

**En Suite** 2.2 x 1.54m (approx. 7'2 x 5'0)

Fitted with wash basin set to a contemporary vanity unit, WC and walk in shower, with a chrome heated towel rail, tiled flooring with under floor heating, tiled walls and an obscured window

**Bedroom Four** 4.07 x 2.86m (approx. 13'4 x 9'4)

Another double room having window to the front with pleasant garden views

**Bathroom** 2.38 x 2.35m (approx. 9'3 x 7'8)

Fitted with a luxury suite having pedestal wash basin, WC, bathtub and separate double shower, with tiled flooring, tiled walls, a chrome heated towel rail, useful recessed storage and an obscured window to the front























### Outside

Russet House is set in a pleasantly secluded spot within a few minutes walk from the character town centre. Electric gates shared with one neighbour lead into a generous gravel driveway, providing parking for a number of vehicles as well as access into the garage. Mature lawned gardens with neatly stocked borders lie to one side, and gated access opens into a courtyard to the side of the property

**Detached Double Garage** 9.07 x 5.79m (approx. 20'9 x 19'0)

Having electric roller entrance doors to the front, ample loft storage space, power and lighting

### Walled Gardens

The property sits well within the established wrap around gardens, enjoying tranquillity and privacy to all sides. To the rear, views over the historic Cathedral spires can be appreciated from paved terraces, and shaped lawns edged with thoughtfully matured flower beds are bordered by a stunning Grade II Listed wall, thought to date back to the Tudors. To one side, a paved terrace offers another secluded entertaining area which in turn leads to the side of the kitchen and to a small vegetable garden with raised beds and a greenhouse. To the opposite side, archways between the property and the walled boundary lead back to the



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**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.

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