



Reeve End House, King Street, Yoxall, DE13 8NF



Set in the heart of the popular village of Yoxall is Reeve End House, a beautifully presented detached family home, benefitting from spacious and remodelled accommodation, four double bedrooms and a secluded landscaped plot. Enjoying a prime setting with an idyllic outlook over the village Church, Reeve End House has been well maintained by the current vendors, with upgrades to include a remodelled family dining kitchen, refitted bathroom, new windows, new radiators and a refitted boiler in 2020 and landscaping to the outside space. The interiors comprise briefly reception hall, stunning lounge, open plan dining kitchen, study and

cloakroom to the ground floor, with four double bedrooms serviced by master en suite and family bathroom. Outside, the property sits well within an established plot, having ample parking to the front and side aspect, a large double garage with utility space and secluded rear gardens.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagents/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the

highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.

- Executive Detached Village Home
- Central Location with Church Views
- Versatile Family Accommodation
- Spacious Lounge
- Family Dining Kitchen
- Playroom/Home Office
- Reception Hall & Cloakroom
- Four Double Bedrooms
- En Suite & Luxury Family Bathroom
- Double Garage & Ample Parking
- Secluded Landscaped Gardens
- Double Glazed & Mains Gas CH
- 'Outstanding' School Catchment

**Reception Hall** 3.94 x 3.65m (approx. 12'11 x 11'11)

A spacious welcome to this executive family home, having engineered oak flooring, a window to the front and galleried staircase rising to the first floor accommodation. Part glazed doors open into:

**Stunning Lounge** 7.54 x 4.48m (approx. 24'8 x 14'8)

An oversized reception room having dual aspect windows to the front and side with feature lighting, engineered oak flooring and a wood burning stove set to tiled hearth

**Family Dining Kitchen** 6.55 x 3.75m (approx. 21'5 x 12'3)

The bespoke solid wood **Kitchen** comprises a range of all of base units having oak butcher block worksurface over, housing insert one and a half sink with side drainer and space for a dishwasher. The Smeg fridge freezer and Rangemaster oven with extractor above are included in the sale. The kitchen has double doors out to the rear gardens and slate tiled flooring extends into the **Dining Area** where there is a window overlooking the rear garden

**Study** 2.9 x 2.47m (approx. 9'5 x 8'1)

A versatile space ideal as a home office or playroom, having window to the front with views over the Church spire and a further window to the side

**Cloakroom**

Comprising fitted wash basin, WC, half tiled walls and an obscured window to the front













Stairs rise to the first floor **Landing**, where a window to the front enjoys picturesque views over the village Church spire. There is loft access and oak doors open into:

**Master Bedroom** 4.47 x 3.97m (approx. 14'8 x 13'0)  
A spacious principal bedroom having dual aspect windows with attractive views over the Church and village centre. With private use of:

**En Suite** 2.0 x 1.45m (approx. 6'6 x 4'9)  
Comprising a white suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls and an obscured window to the front

**Bedroom Two** 4.45 x 3.45m (approx. 14'7 x 11'4)  
Another spacious double room having dual aspect windows to the rear and side

**Bedroom Three** 3.72 x 2.48m (approx. 12'2 x 8'1)  
Having windows to two sides enjoying a pleasant outlook over the village and Church spire

**Bedroom Four** 3.52 x 2.48m (approx. 11'6 x 8'1)  
A fourth double room having dual aspect windows to the side and rear

**Family Bathroom** 2.91 x 2.45m (approx. 9'6 x 8'0)  
Comprising a luxury suite having marble topped vanity wash basin with storage below, WC, double ended bathtub and large double shower, with tiled flooring, tiled walls and an obscured window to the rear

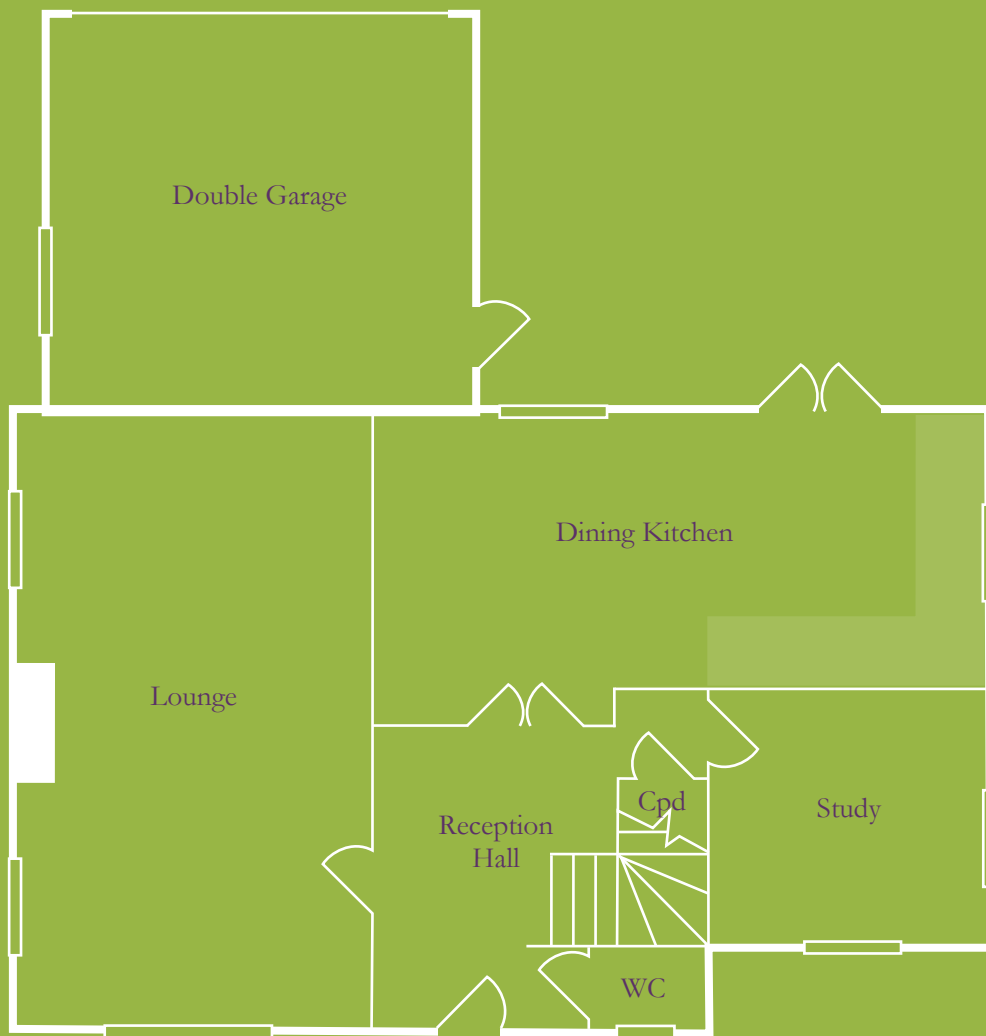


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		













## Outside

The property is set back from King Street beyond mature foliage providing plenty of screening and privacy to the front. There is ample parking and turning space to the gravelled driveway, and a gate opens to a block paved drive extending to the rear aspect where there is access into:

## Double Garage 5.27 x 5.0m (approx. 17'3 x 16'4)

A large garage having window to the side, courtesy door to the side and an electric up and over entrance door. The garage offers potential to extend double storey or to convert into additional living accommodation (subject to relevant permissions)

## Gardens

The established rear garden enjoys complete privacy to all sides and is laid to lawns edged with mature flowering shrubs and foliage and a secluded deck terrace with a stunning wisteria above. There is exterior lighting and a water point, and a wide side access leads to the front aspect



**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.