



10 Rangemore Hall Mews, Rangemore, DE13 9RE



Offered with no upward chain is this elegant Grade II Listed mews home, benefitting from well presented and deceptively spacious interiors, two double bedrooms and an idyllic setting within the prestigious development of Rangemore Hall Mews. Converted from the stables and coach house originally serving the regal Rangemore Hall Estate, this charming home presents character interiors including sash windows with bespoke wooden shutters and impressive tall ceilings, and is the ideal purchase for either young professionals, downsizers or those looking for an investment property. The interiors comprise briefly dining kitchen, impressive drawing room, two double bedrooms and a family bathroom, with excellent potential offered to convert the loft (subject to relevant permissions). The property enjoys use of beautifully maintained communal grounds and a wildlife pond in addition to the courtyard frontage, and a single garage, allocated and visitors parking can be found in shared courtyard. The property is serviced by LPG central heating (combi boiler and radiators fitted in 2020).

Formerly belonging to the historic Rangemore Hall Estate, Rangemore Hall

Mews is formed by a collection of individual character homes enjoying a regal and secluded parkland setting. The Mews are situated on the outskirts of the rural village of Rangemore, a desirable location home to a village primary school, historic church, character village club, a bowling green and a children's playground, and many countryside walks can be enjoyed directly from your doorstep. More comprehensive amenities can be found in Barton under Needwood, home to an array of shops, pubs, gift stores, cafes, churches, a pharmacy and village hall, with additional shopping facilities available in Burton on Trent and the Cathedral City of Lichfield. The village primary school feeds into John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' rating, and the FA's St Georges Park with its spa and members only gym lies around two miles from the Mews.

The location provides convenient access to commuter routes including A38, A50 and M6 Toll, rail services from Lichfield provide direct links to Birmingham and London, and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Grade II Listed Home
- Deceptively Spacious Interiors
- Exclusive Courtyard Setting
- Spacious Drawing Room
- Breakfast Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Single Garage & Parking
- Maintained Communal Gardens
- Open Aspect to Front & Rear
- Private Setting with Communal Grounds
- LPG Gas Central Heating (Boiler & Radiators Throughout fitted in 2020)
- 'Outstanding' School Catchment

From beneath a recessed porch, the wooden front door opens into:

Dining Kitchen 3.09 x 2.85m (approx. 12'7 x 10'1)

The kitchen comprises a range of shaker style wall and base units with butcher block style worktops over, housing an inset one and a half ceramic sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer and washing machine. The Rangemaster cooker is included in the sale. The kitchen has a sash window to the front with wooden shutters, under pelmet lighting, tiling to splash backs, tiled flooring and electric under floor heating. A door opens into:

Drawing Room 5.38 x 3.47m (approx. 17'7 x 11'4)

An elegant reception room having intricate coving and a ceiling rose and a sash window with wooden shutters to the front. Stairs rise to the first floor





Stairs rise to the part galleried **Landing**, where doors open into four large floor to ceiling storage cupboards and to a large **Laundry Cupboard** fitted with radiator. Fitted shelving extends across the length of the landing, and the loftspace offers superb potential for conversion (STPP) and doors open into:

Master Bedroom 3.48 x 3.37m (approx. 11'4 x 11'0)

A spacious principal bedroom having fitted furniture including generous bedside drawers and two double wardrobes, and a sash window with wooden shutters to the front aspect



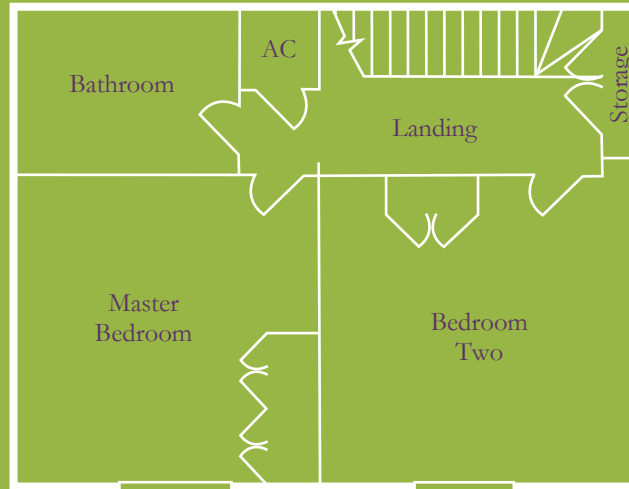
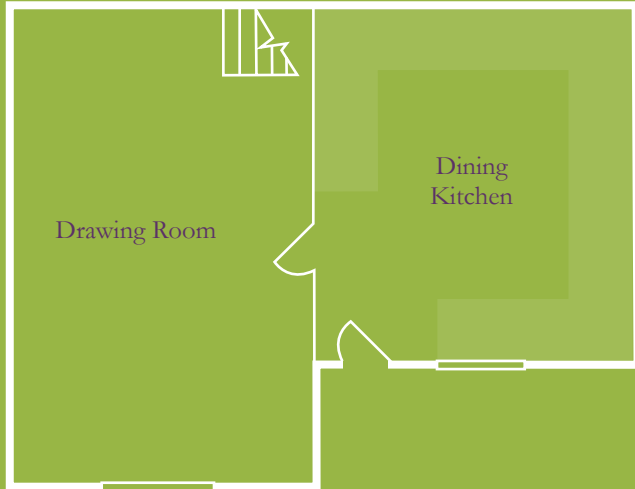
Bedroom Two 3.6 x 3.3m (approx. 11'9 x 10'9)

Another double bedroom having a window with fitted wooden shutters to the front and fitted furniture including wardrobes, desk space and drawers

Bathroom 2.52 x 1.9m (approx. 8'4 x 6'2)

Comprising wash basin set to vanity unit, WC, corner shower and double ended bathtub with shower attachment, having tiled walls, tiled flooring with under floor heating and a heated towel rail





Outside

Rangemore Hall Mews are approached through an elegant stone pillared entrance. A sweeping driveway through mature woodland leads **Residents & Visitors Parking**, where the property has allocated parking and a **Single Garage**

To the front of the property there are courtyard gardens overlooking the historic clock tower and central fountain, and the property also has use of well maintained communal grounds which include a wildlife pond

Please Note: Management charges apply, please contact Parker Hall to discuss this further



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.