



Greenheyes, Savey Lane, Yoxall, DE13 8PD





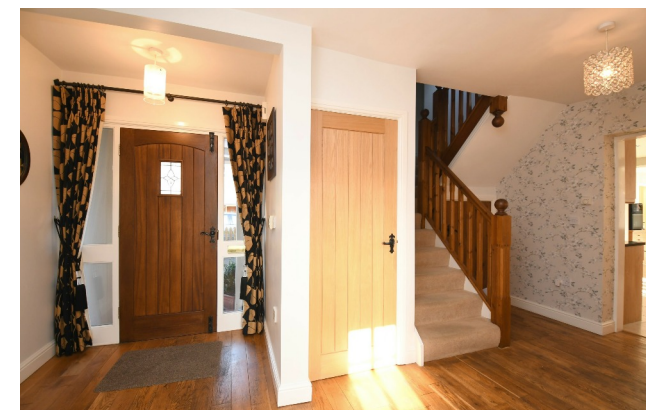
Enjoying a secluded south facing plot in the heart of Yoxall is Greenheyes, an executive detached village residence showcasing immaculately presented and extended interiors, five superb bedrooms, three of which are en suite, and the benefit of no upward chain. Forming part of a bespoke private development, this deceptively spacious family home has been beautifully maintained by the existing vendors and offers well proportioned accommodation ideal to suit a growing family also needing space to work from home. The interiors comprise dual aspect reception hall, two spacious reception rooms, stunning open plan family dining kitchen, study, utility and cloakroom to the ground floor, with five generous bedrooms set to the first floor. The

impressive master suite features vaulted ceilings, a walk in wardrobe and a modern en suite, with a family bathroom and two further en suite servicing the additional four bedrooms. Outside, there is parking to the front as well as access into the double garage, with a recessed porch leading to the reception hall. The corner plot gardens enjoy a sunny southerly aspect, having extensive lawns, an established vegetable garden and a further granite paved courtyard to the side enjoying tranquil views towards St Peters Church. The property is serviced by mains gas central heating and double glazed windows.

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
- Desirable Setting on Private Development
- Secluded South Facing Plot
- Two Spacious Reception Rooms & Study
- Open Plan Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Double Bedrooms
- Stunning Master with En Suite & Walk in Wardrobe
- Two Further En Suites & Bathroom
- Corner Plot Gardens & Vegetable Plot
- Courtyard with Church Views
- Double Garage & Parking
- Peaceful Cul de Sac Setting
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Schools







**Reception Hall** 4.58, 2.73 x 4.94m (approx. 15'0, 8'11 x 16'2)

An attractive welcome to this executive home, having solid oak flooring, staircase rising to the first floor accommodation with storage beneath, and a further door opening out into the gardens. there is a second full height cupboard housing cloakroom storage, and doors open into:

**Lounge** 7.06 x 4.83m (approx. 23'2 x 15'6)

A dual aspect reception room having windows to the front and rear aspects and a feature brickwork fireplace housing Hunter wood burning stove

**Open Plan Family Dining Kitchen** 7.3 x 5.2m (approx. 23'11 x 17'0)

A stunning space formed by a comprehensively fitted kitchen and dining area with idyllic garden views. The **Kitchen** is fitted with a range of solid oak wall and base units with expansive granite worksurfaces, housing an inset sink with side drainer, recess housing a Rangemaster cooker and integrated appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar, the kitchen has a window to the rear and Porcelanosa tiled flooring extends into the **Dining Area** where bifold doors open out to the rear gardens. Double doors open through into:

**Family Room** 5.72 x 3.22m (approx. 18'9 x 10'6)

Another well presented reception room, having window to the side and Amtico flooring. Doors open into the garage and:

**Study** 2.95 x 1.84m (approx. 9'7 x 6'0)

A useful home office, having window to the side with Church views

**Utility** 2.62 x 1.85m (approx. 8'7 x 6'1)

A spacious and functional room, being fitted with a range of oak wall, base and full height units with granite worksurfaces.

**Cloakroom** 2.02 x 1.56m (approx. 6'7 x 5'11)

Comprising fitted wash basin and WC, with tiled flooring and an obscured window to the front









Stairs rise to the first floor accommodation, splitting in two directions at the half landing. To one side, a door opens into the **Airing Cupboard** which houses ample storage space and the pressurised water cylinder. Further doors lead into:

**Impressive Master Suite** 5.71 x 5.22m (approx. 18'8 x 17'1)

A beautifully spacious principal bedroom having a window to the side, skylights with idyllic views towards woodland and the village Church, and private use of a **Walk in Wardrobe** 2.18 x 1.72m (approx. 7'1 x 5'7), having high level storage and a range of fitted shelving and hanging space

**En Suite** 2.34 x 1.8m (approx. 7'8 x 5'10)

A modern suite comprising wash basin set to vanity unit, WC and double shower, with electric under floor heating, tiled flooring, tiled walls, a graphite heated towel rail and a skylight

**Bedroom Three** 3.97 x 3.95m (approx. 13'0 x 12'11)

A spacious double room having window to the front aspect, fitted wardrobes and private use of:

**En Suite** 2.6 x 2.1m (approx. 6'10 x 8'6)

Comprising fitted wash basin, WC and shower, with tiled flooring, tiled walls, a heated towel rail and a skylight

The mains **Landing** has a skylight, access to eaves storage and doors opening into:

**Bedroom Two** 4.26 x 3.55m (approx. 11'7 x 13'11)

Another generous double bedroom having window to the rear with pleasant garden views and a range of fitted wardrobes. A door opens into:

**En Suite Bathroom** 3.43 x 2.7m (approx. 11'3 x 8'10)

A modern suite comprises wash basin set to vanity unit, WC, shower cubicle and freestanding bathtub, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side

**Bedroom Four** 3.9 x 2.3m (approx. 12'9 x 7'6)

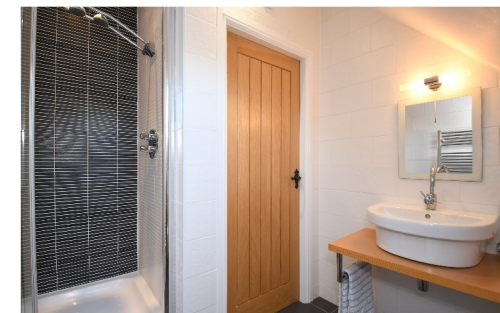
With a window to the rear overlooking the gardens

**Bedroom Five** 3.9 x 2.27m (approx. 12'9 x 7'5)

A fifth double room having a window to the rear and useful eaves storage space. Please note, there is a stud wall separating bedrooms four and five which could be removed to create one larger room

**Bathroom** 3.7 x 2.02m (approx. 12'2 x 6'7)

Fitted with a white suite having fitted wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the rear





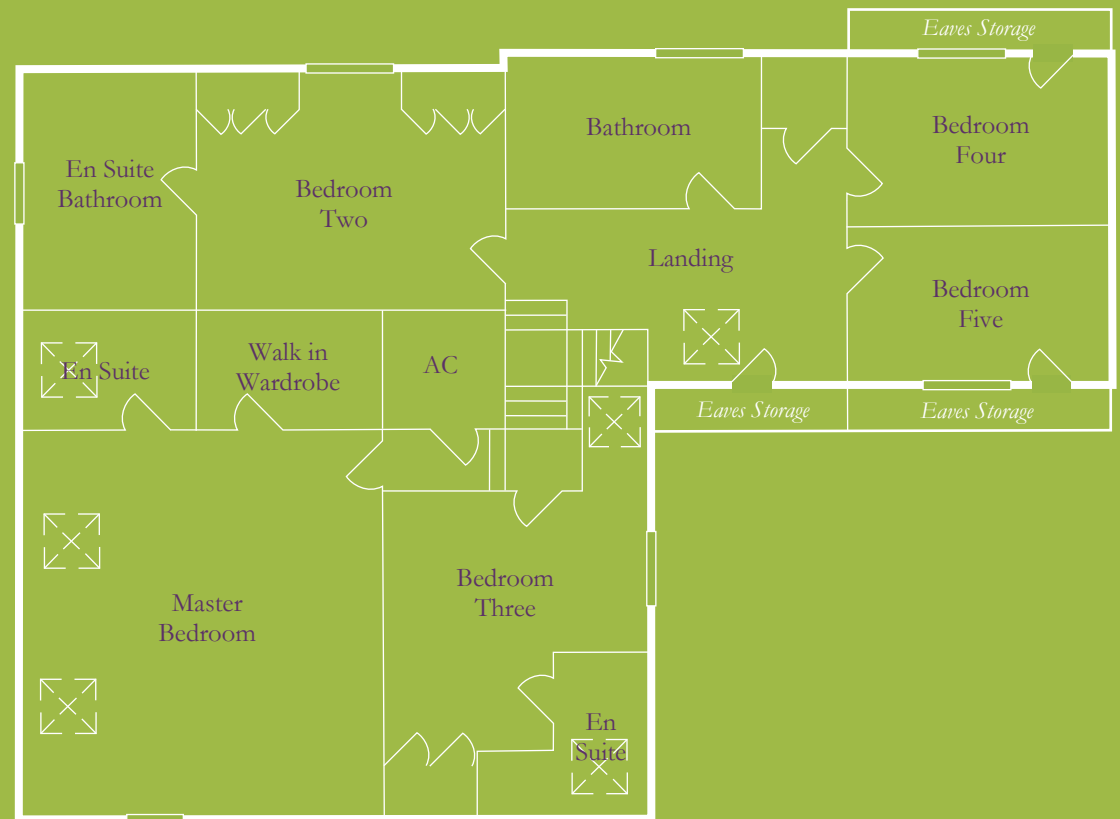






Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Area: 2830 ft<sup>2</sup>







### Outside

Greenheyes lies within a secluded private courtyard home to a handful of similar homes. There is private parking for two vehicles to the front aspect, and gated access to either side leads into the rear gardens. The wood store is included in the sale and the 7kW universal fast charge electric vehicle charger point is as separate negotiation

**Double Garage** 5.8 x 4.99m (approx. 18'11 x 16'4)

With twin manual entrance doors, power and lighting. The garage houses the wall mounted boiler and there is wiring in place for the installation of electric garage doors

### South Facing Gardens

The rear gardens extend to a generous size enjoying a good degree of privacy and a secure hedge and fenced boundary. A granite paved terrace wraps around the property having space for outdoor seating, and steps rise to a character oak framed porch to the front with a door to the front. Raised beds offer space to continue the established vegetable garden, and various fruit trees line the boundary. The granite terrace extends to the side where there is a courtyard enjoying idyllic views over St Peters Church. The greenhouse is as separate negotiation, and there is exterior lighting, power and a water point to both the side and rear of the property



**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.