



Oakwood House, Wood Lane, Yoxall, DE13 8PH

Residing on the rural outskirts of Yoxall is Oakwood House, a beautifully presented detached family home offering generously proportioned interiors, five bedrooms and secluded gardens with an open rural outlook to the rear. Completed as an individual build to a superb standard, this executive village home showcases thoughtfully designed accommodation highlighting the pleasant open aspect to the rear, offering plenty of space for a growing family or multi-generational living. The central reception hall with galleried staircase leads into two spacious reception rooms and a family dining kitchen,

with a utility and cloakroom also set to the ground floor. To the first floor, the wrap around landing leads into four bedrooms and a shower room, with a fifth bedroom being accessed via a separate staircase. The master is serviced by an en suite bathroom, with a Jack & Jill en suite servicing bedrooms two and three. Outside, a block paved driveway provides access into the double garage and offer road parking, as well as a space to the side of the property ideal for larger vehicles or a caravan. To the rear is a good sized rear garden enjoying a superb degree of privacy and an open aspect onto farmland, views over which can be enjoyed from

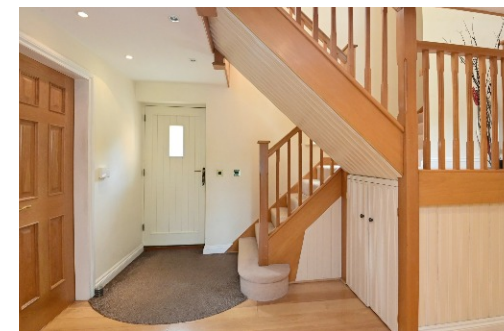
the first floor windows.

The charming and popular village of Yoxall lies around a mile away and offers an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. St Peter's 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 the John Taylor Free School also lies within a short drive. 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. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Executive Detached Home
- Open Aspect & Countryside Views to Rear
- Desirable Village Location
- Generous & Well Presented Family Interiors
- Two Spacious Reception Rooms
- Family Dining Kitchen
- Utility & Cloakroom
- Impressive Reception Hall & Galleried Landing
- Five Good Sized Bedrooms
- Two En Suite Bathrooms & Family Shower Room
- Double Garage & Parking
- Secluded Rear Garden
- LPG Central Heating, Double Glazed Windows & Private Drainage System
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Ideal for Commuter Routes & Rail Travel





Reception Hall

A composite door opens into this spacious hallway, an impressive welcome to this executive home having oak flooring and a galleried oak staircase rising to the first floor with storage beneath. The L shaped hallway leads into the dining kitchen and oak double doors open into two reception rooms:

Lounge 6.32 x 4.34m (approx. 20'9 x 14'3)

A spacious dual aspect reception room having a window to the front, French doors opening out to the rear gardens and a gas fire set to carved stone mantelpiece

Family Room 4.8 x 3.15m (approx. 15'9 x 10'4)

An ideal playroom, formal dining room or snug, having double doors opening out to the rear garden

Breakfast Kitchen 6.35 max x 4.60, 3.02m (approx. 20'10 max x 15'1, 9'1)

The **Kitchen** comprises a range of traditional shaker wall and base units with granite worksurfaces over, housing a Belfast sink and a range of integrated appliances including dishwasher, oven, induction hob, fridge and freezer. the worktops extend to one side to create a breakfast bar, and the kitchen has a window to the side and double doors opening out to the rear gardens. Tiled flooring extends into the **Dining Area** where there is a further window to the side

Utility 1.91 x 1.65m (approx. 6'3 x 5'5)

Base units house an inset sink and spaces for both a washing machine an tumble dryer, with tiled flooring and a courtesy door to garage

Cloakroom

With feature circular wash basin set to vanity units, WC, tiled flooring and tiled splash backs



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



An oak staircase rises to the **Galleried Landing**, where the stairs split in two directions giving access to bedroom three and to the main landing. There is a

window to the front, access to the loft via a drop down ladder and oak balustrading bordering the L shaped landing. Oak doors open to the bedrooms and shower room, as well as into a large **Laundry Cupboard** and further **Airing Cupboard** housing the pressurised hot water cylinder

Master Bedroom 4.14 x 3.76m (approx. 13'7 x 12'4)

A spacious double bedroom having a window to the rear overlooking pleasant open views, and a range of fitted wardrobes and storage. With private use of:

En Suite Bathroom 2.5 x 2.03m (approx. 8'3 x 6'8)

Comprising wash basin and WC set to vanity units, bathtub and separate shower, with tiled flooring and splash backs, a heated towel rail and an obscured window to the front

Bedroom Two 4.22 x 3.84m (approx. 13'10 x 12'7)

A spacious double bedroom having a window to the rear overlooking idyllic views and a range of fitted bedroom furniture and wardrobes. A door opens into:

Jack & Jill En Suite Bathroom

Comprising a white suite having wash basin set to vanity unit, WC, bathtub and separate shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Three 5.05 x 5.0m (approx. 16'7 x 16'5)

An ideal additional bedroom suite or games room, having a separate staircase rising from the landing. This versatile room has windows to the front and side aspects and shared use of the **Jack & Jill En Suite** with **Bedroom Two**

Bedroom Four 3.18 x 3.18m (approx. 10'5 x 10'5)

Another double bedroom having a window to the rear overlooking idyllic views

Bedroom Five 3.18 x 2.41m (approx. 10'5 x 7'11)

With a window to the rear enjoying rural views

Family Shower Room

Comprising a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled splash backs, a heated towel rail and a skylight









Outside

Oakwood House lies on the rural outskirts of Yoxall on a road home to similar executive and character homes. A block paved driveway provides parking for a number of vehicles to the front, with a wide access ideal to house a larger vehicle or caravan

Double Garage 5.11 x 5.03m (approx. 16'9 x 16'6)

Having twin up and over doors to front, power and lighting. A courtesy door opens into the Utility and the garage houses the mains gas boiler

Rear Gardens

Extending to a good size the rear garden enjoys an excellent degree of privacy, being laid to a full width paved terrace leading onto lawns. Mature hedges border the boundary, there is a useful storage area to one side of the property and there is exterior lighting and a water point to the exterior



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.