



Draycott House, 6 Rangemore Hall Mews, Rangemore, DE13 9RE



Set within the regal Rangemore Hall Mews is Draycott House, an individual four bedroom mews home offered with the benefit of no upward chain. Comprising deceptively spacious interiors which have been maintained to a superb standard, this characterful conversion presents plenty of scope to remodel and refurbish as desired, alongside oversized reception rooms, generously proportioned bedrooms and outside space including communal gardens and a private courtyard.

The spacious reception hall extends into the heart of the property, where there is a galleried staircase rising to the first floor. Two reception

rooms, a breakfast kitchen and cloakroom are also set to the ground floor, with four bedrooms (three doubles) set to the first floor, serviced by a family bathroom and master en suite. Outside, a pillared entrance leads into Rangemore Hall Mews where there is a single garage, with a further allocated parking space with EV charger point within a resident's only courtyard. To the rear aspect is a charming, private walled courtyard, and additional visitors parking is available within a communal car park. The sash windows to the front of Draycott House have been replaced in recent years along with the boiler, and the property is serviced by double glazing, LPG central

heating, HIVE remote heating controls and mains drainage.

Having previously served as the formal coach house and stables servicing the historic Rangemore Hall Estate, Rangemore Hall Mews is formed by a collection of individual character homes enjoying a secluded setting amidst pretty Staffordshire countryside. The Mews are situated on the outskirts of the rural village of Rangemore, a desirable location home to a village primary school, a historic church, a bowling green and a children's playground. Further amenities can be found nearby in the village of Barton under

Needwood, home to an array of shops, pubs, gift stores, cafes, churches, a pharmacy and village hall, with more comprehensive facilities available in Burton on Trent and the Cathedral City of Lichfield. The village primary school feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, with the John Taylor Free School also being within a short drive. 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



- Characterful Mews Home
- Regal Setting within Stately Grounds
- Offered with No Upward Chain
- Impressive Reception Hall
- Two Spacious Reception Rooms
- Breakfast Kitchen & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Bathroom
- Charming Courtyard Garden
- Single Garage, Allocated Parking Space with EV Charger
- Additional Visitors Parking
- Private Setting with Communal Grounds
- 'Outstanding' School Catchment

The front door opens into the **Reception Hall** 4.64 x 2.7m (approx. 15'2 x 8'10), a spacious welcome to this individual home, having a door into the **Cloakroom** and a step leading down into:

Central Hallway 4.08 x 3.52m (approx. 13'4 x 11'6). There is a useful fitted cupboard, a wrap around staircase rises to the galleried landing above, and doors open into:

Dining Room 5.35 x 3.82m (approx. 17'6 x 12'6) Positioned to the front of the property and having a replaced sash window and a contemporary electric fireplace

Sitting Room 5.37 x 3.82m (approx. 17'7 x 12'6) Another generous reception room having a window to the rear and an electric fireplace set to brickwork surround with beam lintel over

Breakfast Kitchen 5.36 x 2.68m (approx. 17'6 x 8'9) Fitted with a range of wall and base units housing a one and a half sink with side drainer and integrated appliances including fridge, freezer and oven with electric hob over. There are further spaces for a fridge freezer, washing machine and dishwasher, and a door opens out to the rear **Courtyard Garden**

Cloakroom
Having half tiled walls, pedestal wash basin and WC





Stairs rise to the first floor **Galleried Landing** 4.93 x 3.53m (approx. 16'2 x 11'6), a generous open space having a skylight providing plenty of natural light and doors opening into:

Master Bedroom 5.4 x 3.85m (approx. 17'8 x 12'7)
A spacious principal bedroom having a range of fitted wardrobes and bedroom furniture and a window to the rear overlooking countryside views.

With private use of:

En Suite Bathroom 2.73 x 1.97m (approx. 8'11 x 6'5)
Fitted with pedestal wash basin, WC, bathtub with shower attachment and separate shower cubicle, with half tiled walls and an obscured window to the rear

Bedroom Two 5.33 x 3.35m (approx. 17'5 x 11'0)
With a sash window to the front and fitted bedroom furniture including wardrobes and a dressing table

Bedroom Three 5.33 x 3.2m (approx. 17'5 x 10'6)
A third double room having a sash window to the front and fitted bedroom furniture including wardrobes and a dressing table

Bedroom Four 2.7 x 2.45m (approx. 8'10 x 8'0)
An ideal single room or study, having a skylight and a door into a large **Airing Cupboard**, housing the wall mounted Worcester boiler

Bathroom 2.92 x 2.06m (approx. 9'7 x 6'9)
Comprising pedestal wash basin, WC and bathtub, with half tiled walls and a skylight







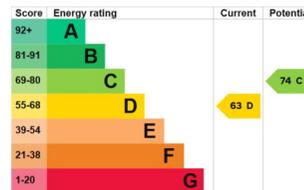
Outside

A private driveway leads through the impressive pillared entrance to the Mews, where there is access to the right into a courtyard housing a **Single Garage** belonging to the property. The sweeping driveway continues through mature grounds and past the notable clock tower, where a resident's only parking area houses **One Allocated Parking Space** with an **EV Charger**. Additional visitors parking is also available within the communal car park

Set to the rear aspect is a charming **Walled Courtyard**, having a paved terrace and raised brick edged borders stocked with a variety of flowers and shrubs. There is exterior lighting and a water point, with gated access leading back out to the courtyard.

Mews' residents benefit from shared use of communal grounds including parkland

surrounding the driveway, mature woodland and a small wildlife pond, the maintenance of which is covered under the **monthly managements charges of £182**



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.



Ground Floor

First Floor