



**Avondale**, School Lane, Hill Ridware, WS15 3QN

 **Parker  
Hall**



Set within a superb one acre plot is Avondale, a traditional Victorian detached village home finished to a high specification finish, benefitting from spacious and versatile family interiors, five superb double bedrooms and rural village setting with countryside views. Dating back to the late 1800s, this double fronted former farmhouse has been sympathetically renovated in recent years and offers spacious interiors featuring traditional fireplaces, a spacious open plan family dining kitchen and three modern bathroom suites. The accommodation is set over three floors and briefly comprises entrance porch, reception hall with stunning original stained

glass, two generous reception rooms, a spacious family dining and living kitchen, utility and cloakroom to the ground floor, with five double bedrooms set over the first and second floors serviced by a luxury family bathroom, shower room and master en suite. The outside space totals just over one acre and is formed by ample parking to the front and side, a double garage and generous lawned gardens including a gated paddock of 0.8 acre.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities, commuter routes and local leisure facilities.

Within walking distance from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school and Hill Ridware is a short drive from the Cathedral City of Lichfield which offers further amenities such as Beacon Park, around seventy acres of open space and beautiful formal gardens. The location is ideal for commuters, having convenient access to the A50, A38 and M6. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and the location is well placed for access to the International airports of Birmingham and East Midlands.

- Double Fronted Victorian Home
- High Spec Finish & Wealth of Character
- 1 Acre Plot with Paddock
- Reception Hall with Stunning Original Stained Glass
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Utility & Cloakroom
- Five Excellent Double Bedrooms
- Luxury Family Bathroom
- Shower Room & Master En Suite
- Rear Gardens & Gated 0.8 Acre Paddock
- Double Garage & Ample Parking
- Open Rural Views to Rear
- Well Placed for Surrounding Countryside, Commuter Routes & Rail Travel





A storm porch leads to the front door, featuring stunning stained glass windows opening into the **Reception Hall**, having stairs rising to the first floor, quarry tiled flooring and doors off into:

**Stunning Drawing Room** 7.9 x 4.27m (approx. 25'11 x 14'7)

An impressive reception room having a bay window to the front, double doors with panels to the rear and a wood burning stove set to marble effect mantle

**Dining Room** 5.0 x 4.23m (approx. 16'4 x 13'10)

With bay window to the front and marble effect fireplace housing a log burning stove

**Dining Kitchen** 7.46 x 4.21m (approx. 24'5 x 13'9)

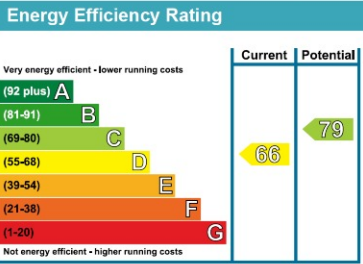
This spacious open plan **Kitchen** is fitted with a range of sage wall and base having complementary granite worktops and up stands over, housing an inset Belfast sink and integral dishwasher. The gas fired Aga is included in the sale, and there is space for an American fridge freezer. A central island unit topped with solid oak Butcher block worktops provides additional workspace, storage and a breakfast bar, and the kitchen has a window to the side and tiled flooring extending into the **Dining Area** where there are double doors opening out to the gardens.

**Utility** 4.25 x 1.26m (approx. 13'11 x 4'11)

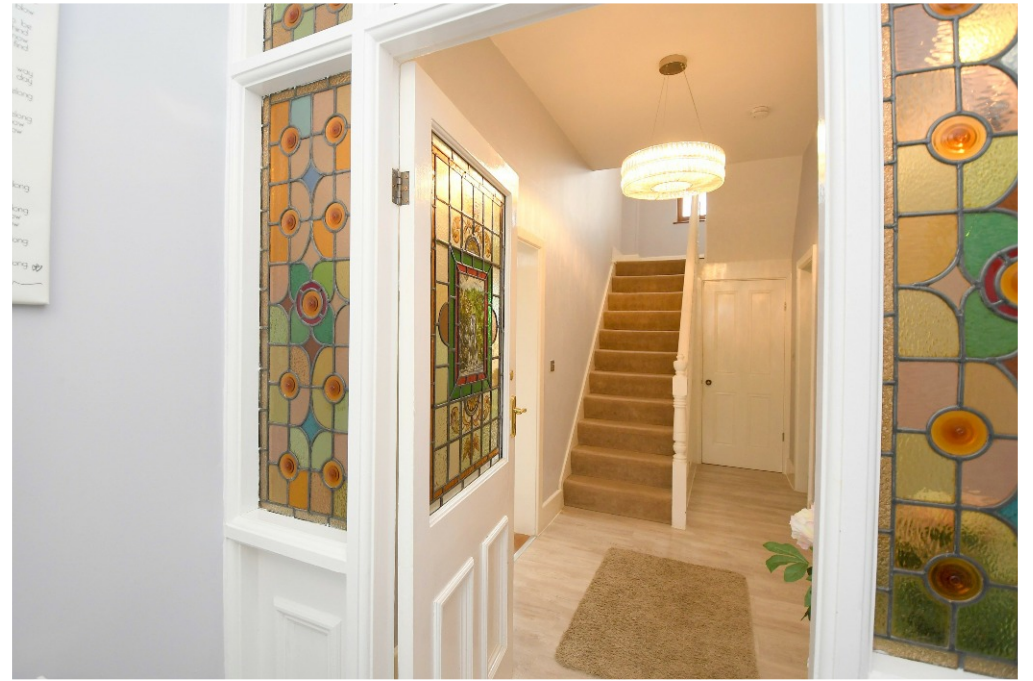
Fitted with wall and base units having solid oak work surfaces over, housing an inset stainless steel sink with side drainer and spaces for a washing machine and tumble dryer. With tiled flooring, tiled splash backs and a window overlooking the gardens and paddock

**Cloakroom**

Comprising fitted wash basin, WC and tiled flooring









Stairs rise to the **First Floor Landing** where there is a window at the half landing overlooking the rear garden and views beyond. Stairs continue to the second floor and doors open into:

**Master Bedroom** 4.26 x 4.18m (approx. 13'10 x 13'8)

A spacious principal bedroom having window to the front, a period style fire grate with tiled inlay and private use of:

**En Suite** 2.47 x 1.75m (approx. 8'1 x 5'8)

Comprising pedestal wash basin, WC and double shower, with tiled splash backs, tiled flooring, a chrome heated towel rail and obscured window to the front

**Bedroom Two** 4.24 x 4.23m (approx. 13'11 x 13'10)

With windows to two sides and a period style fireplace

**Bedroom Three** 4.27 x 4.23m (approx. 14'0 x 13'10)

– max

Another spacious double room having window to the front and a period style fire grate with tiled inlay

**Luxury Bathroom** 4.17 x 2.56m (approx. 13'8 x 8'4)

This stylish bathroom is fitted with a contemporary suite comprising granite topped vanity unit housing the wash basin, WC, freestanding bathtub and oversized walk in shower, having tiled splash backs, tiled flooring, two chrome heated towel rails and a window to the rear with countryside views

The **Second Floor Landing** has doors opening to:

**Bedroom Four** 5.52 x 4.04m (approx. 18'1 x 13'3)

With a window to the rear aspect enjoying views

**Bedroom Five** 4.43 x 4.25m (approx. 14'6 x 13'11)

A fifth double room having window to the side aspect and a fitted storage cupboard housing the pressurised hot water cylinder

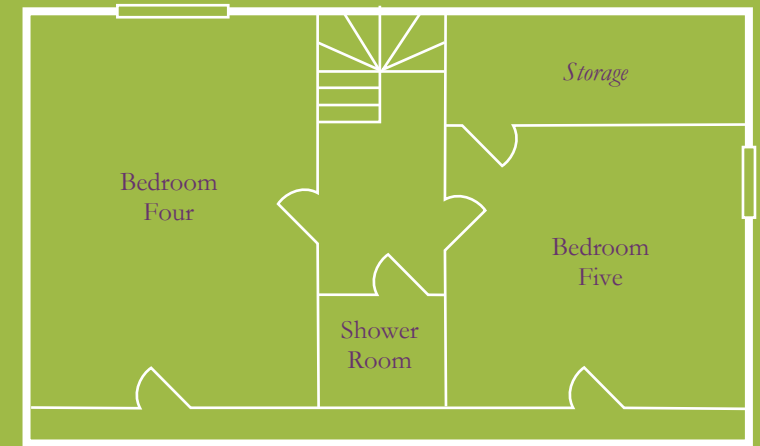
**Shower Room** 2.10 x 1.78m (approx. 6'10 x 5'9)

Comprising pedestal wash basin, WC and shower, with a chrome heated towel rail, eaves storage and half tiling to walls









Second Floor



First Floor





## Outside

A spacious gravelled driveway to the front of Avondale provides parking for a number of vehicles as well as access into the **Double Garage** via twin electric roller doors. A pathway and gate leads out onto School Lane, and the drive extends to the side aspect where there is additional parking and a gate into the **Paddock**

## Gardens

Generous gardens extend to the rear aspect, being laid to a paved terrace and neatly maintained lawns. A gate opens into the **0.8 Acre Paddock** from which views over surrounding countryside can be appreciated



**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.

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