Tudor Croft

Yoxall Staffordshire



PH RESIDENTIAL

Tudor Croft

Browns Lane Yoxall DE13 8NW

Nestled within tranquil countryside within an established south-west facing garden plot is Tudor Croft, a individual and beautifully presented detached residence with further annexe offered with the benefit of no upward chain. Approached via a quiet lane servicing a handful of similar properties, Tudor Croft overlooks far-reaching views and enjoys complete privacy to all aspects, with the interiors offering generously proportioned living accommodation including three reception rooms, four bedrooms and three bathrooms. This characterful detached home dates back to the 1920s and has been developed extensively over time, including upgrades made by the current vendors to include a refitted kitchen, utility and en suite, replaced hardwood windows and doors throughout and the superb addition of a summer house/annexe, offering a versatile entertaining, living or work-from-home space.

To the ground floor are two living rooms including a cosy sitting room with inglenook and an impressive lounge with bifold doors opening out to the gardens, plus a central dining room which leads into the refitted kitchen and utility. Also to the ground floor is a study/fourth bedroom with a shower room which doubles as a guest WC. Accessed the first staircase is a fabulous master bedroom with a traditionally styled en suite bathroom, with two additional bedrooms serviced by a family bathroom. Totalling just shy of one acre, the formal gardens wrap around the property and are a haven for local wildlife, overlooking tranquil countryside views to all sides. Double gates open into ample parking and the double garage which has a studio/games room above, with a further summer house/annexe set within the gardens being an ideal self contained living space, Air BnB style rental or work-from-home space. Tudor Croft combines the ideals of a secluded setting within this desirable village location with the convenience of easy access to nearby amenities, excellent commuter routes and an 'Outstanding' school catchment area.

what3words:

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Tudor Croft resides on the rural borders of Yoxall, a popular village offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. The village centre conveniently lies within a short walk of the property.

With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from Tudor Croft, with further leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minute's drive. Barton Marina is also within a short drive, with its boutique cinema and luxurious range of eateries and shops bordering pretty lakeside walks. Local gym, golf and country clubs can also be found in Wychnor, Lichfield and Branston.

The property lies in a highly regarded catchment area for both state and independent schools. Repton School, Denstone College and Lichfield Cathedral are all within a short drive, with a local bus service to Denstone College also. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary 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 and Manchester are all within an easy drive.

Village Centre & Amenities: **0.2 miles**

Lichfield Rail Station: **8 miles**
Burton Rail Station: **9 miles**

Birmingham City Centre: **26 miles**
Derby City Centre: **22 miles**
Stafford Centre: **18 miles**

Peak District National Park: **20 miles**
Cannock Chase: **8 miles**

Birmingham Airport: **28 miles**
Manchester Airport: **67 miles**





Tudor Croft is approached via a lengthy private lane which services a handful of similar rural homes. A gated entrance flanked with brick pillars rises to the **Gravel Driveway**, having parking for a number of vehicles to the fore of the **Detached Double Garage**. To one side there is a greenhouse which is included in the sale, and a path leads down into the formal gardens. From the drive, a recently laid terrace leads to the front door.

A composite door opens into the **Entrance Hall**, a contemporary space having vaulted ceilings, a skylight and Victorian style tiled flooring. A door opens in turn into the **Breakfast Kitchen**, and there has previously been permission (now lapsed) to link the front of the property to the garage to create additional living space and a larger reception hall if desired.

Leading from the hallway is a recently modernised **Breakfast Kitchen**, fitted with a range of shaker style wall and base units housing a Rangemaster Belfast sink and granite worksurfaces. The electric Rangemaster cooker with gas hob is included in the sale along with an American fridge freezer, and integrated appliances include a dishwasher, wine fridge, oven and microwave/oven. There are windows to the side aspect, a granite topped island unit houses additional storage and a breakfast bar, and a door opens into the **Utility**. Having also been upgraded with units and worktops coordinating with those of the kitchen, the utility has a Rangemaster Belfast sink, an integrated washing machine and both a window to the front and a skylight providing plenty of natural light.

To the centre of the property is a generously proportioned formal **Dining Room**, having useful fitted storage and French doors opening out to the gardens. stairs rise to the first floor and doors open into a versatile **Study/Fourth Bedroom** with a modern **En Suite Shower Room** which doubles as a guests WC.

An extension has been added to the rear of Tudor Croft to create a most impressive **Lounge**, having twin bifold doors opening out to an expansive terrace. There is alcove storage to wither side of the fire-place which houses a gas living flame effect fire to raised brickwork hearth. Also accessed from the dining room is a characterful **Sitting Room,** featuring exposed beams, double doors out to the gardens and a charming brickwork inglenook, housing a wood burning stove set to original stone hearth.














Relax





The first floor accommodation is approached via two staircases, firstly to the south side of the property where there is a luxurious **Master Suite** with a range of fitted wardrobes and dual aspect windows overlooking the gardens and views beyond towards surrounding countryside and Jerusalem Hill. Opposite there is a refitted **En Suite Bathroom** having freestanding bathtub, walk in shower and twin vanity wash basins, also having windows enjoying farmland views.

A second staircase rises to **Two Further Double Bedrooms**, both extending to a generous size and sharing use of a **Family Bathroom**. Both bedrooms benefit from fitted wardrobes, with the second bedroom also featuring an impressive glazed gable with garden views.

From this second landing, a glazed door opens out to a fabulous **Balcony**, with Minton style tiling and idyllic views over the established gardens.














Soak



Set to the rear of Tudor Lodge is a bespoke built **Summer House**, offering ideal potential as an **Annexe**, guest bedroom, Air BnB style rental, or work-from-home suite. This individual, chalet-style space is finished with double glazed windows and reclaimed brick, featuring an oak framed terrace with an inside-outside dual sided fireplace, as well as a useful covered storage area to one side.

Double doors open to two sides, opening into an L shaped **Studio** having impressive vaulted ceilings and a feature window to one side. there is a fitted storage cupboard and a further door opens to a **Cloakroom WC.** There is ample potential to extend the footprint of the **Summer House** to create additional living/kitchen/bedroom space for an annexe/Air BnB (subject to relevant permissions).







Established gardens wrap around Tudor Croft totalling just shy of 1 acre and enjoying a sunny South-West aspect. The garden is laid to beautifully tended lawns, mature trees and foliage and borders stocked with a colourful variety of shrubs and flowers, as well as having a useful pedestrian gate leading back down onto the lane. Pathways lead between the driveway and gardens, with steps rising to a paved terrace which wraps around the property giving access to the entrance hall and to the rear of the garage.

To the rear aspect, an expansive paved terrace has steps rising to a further area of lawn to the rear, as well as having steps down to the **Summer House/Annexe** and into a kitchen garden with raised beds. The entire plot is bordered by farmland and open fields, highlighting the secluded setting and tranquil surroundings.









Floor Area: 2,381 ft² / 266 m²
incl. Summer House & Garage: 3,007 ft² / 279 m²

Ground Floor

Refitted Kitchen 5.16 x 3.33m (approx. 1'10 x 10'10)
Refitted Utility 2.3 x 1.85m (approx. 7'6 x 6'0)
Dining Room 6.6 x 4.32m (approx. 21'8 x 14'1)
Sitting Room 6.0 x 4.02m (approx. 19'8 x 13'2)
Impressive Lounge 7.73 x 4.9m 25'4 x 16'1)
Bedroom Four/Study 3.26 x 2.5m (approx. 10'8 x 8'1)
Shower Room 3.25 x 1.65m (approx. 10'8 x 5'5)

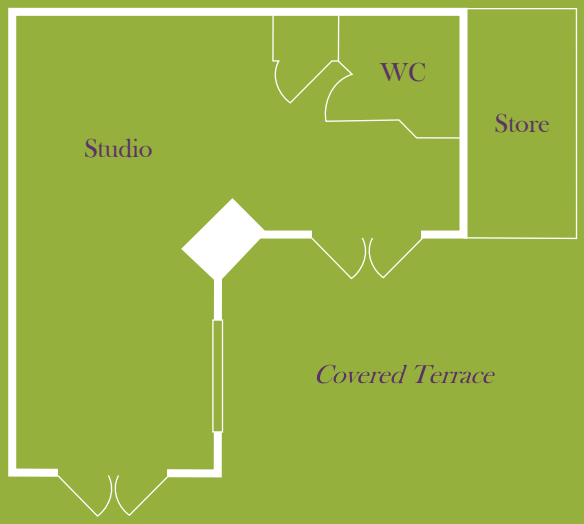
First Floor

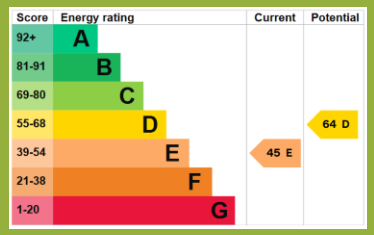
Master Bedroom 4.52 x 4.05m (approx. 14'10 x 13'3)
En Suite Bathroom 4.07 x 2.5m (approx. 13'4 x 8'1)
Bedroom Two 4.9 x 4.0m (approx. 16'0 x 13'1)
Bedroom Three 5.53 x 3.8m (approx. 18'1 x 12'5) – max
Bathroom 2.55 x 2.11m (approx. 8'4 x 6'11)

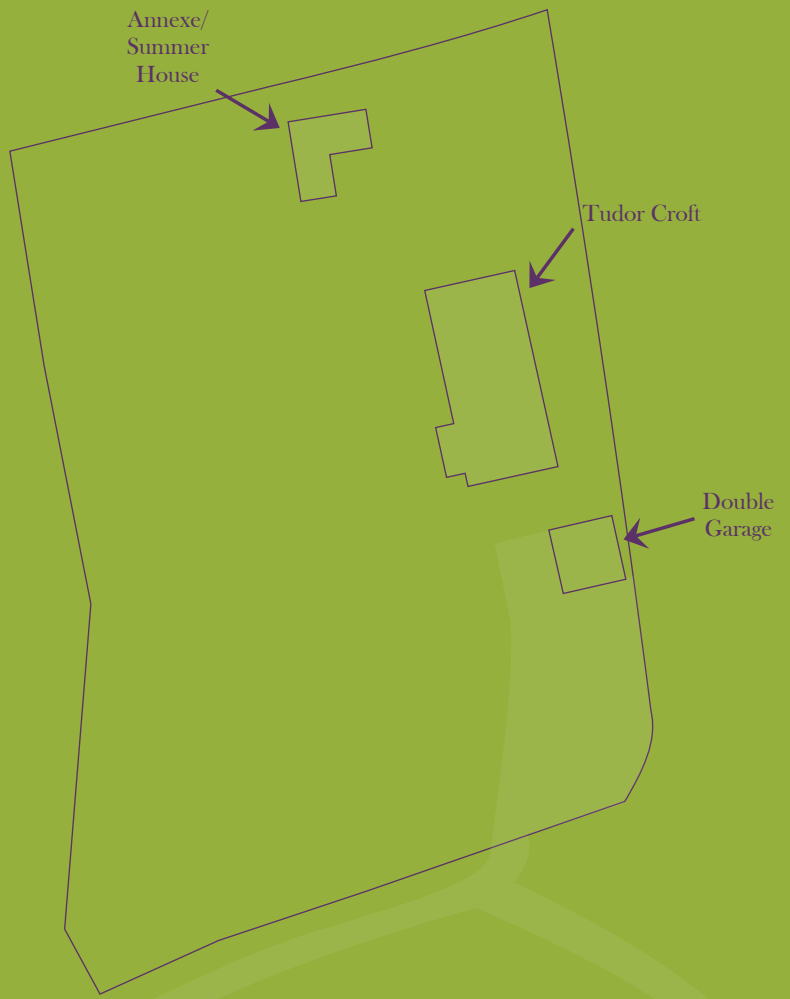
Summer House/Annexe

Summer House/Annexe 5.5, 2.34 x 5.3m (approx. 18'1, 7'8 x 17'3) – max
Double Garage 6.56 x 5.65m (approx. 21'6 x 18'6)

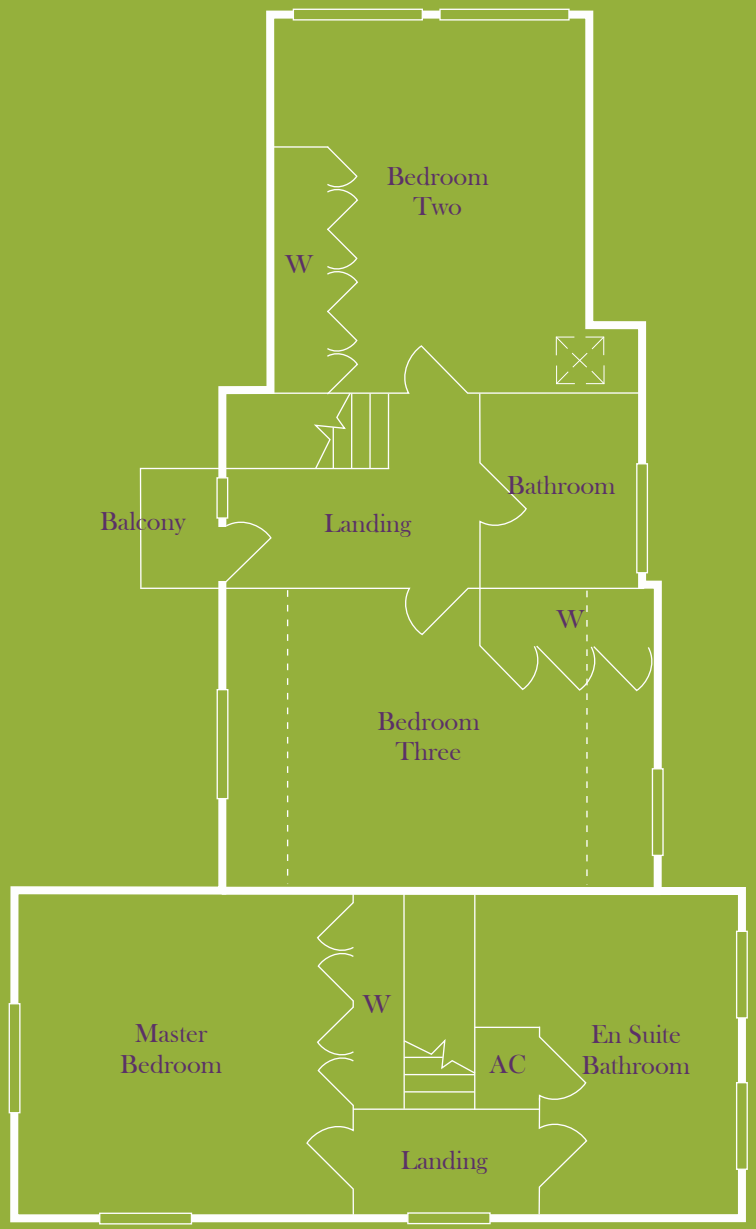
Summer House/Annexe








Lounge
Shower Room
Study/ Bedroom Four
Dining Room
Kitchen
Sitting Room
Utility
Hall


Bedroom Two
W
Bathroom
Balcony
Landing
W
Bedroom Three
W
Master Bedroom
AC
En Suite Bathroom
Landing

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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.

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