



Kingsfield House, Fox Lane, Lichfield WS13 8HA

Offers in Excess of £900,000

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EXCLUSIVE



# Fox Lane, Lichfield WS13 8HA

## \*\*UNEXPECTEDLY REMARKETED\*\*

This country house is simply the most beautiful property set amongst picturesque gardens and boasting land totalling over 2.2 acres. In need of updating, the original parts of the cottage date back to the 17th Century and was once owned by the Sheriff of Lichfield so there is character aplenty alongside the feeling of warmth and charm, brimming with traditional features including an Inglenook fireplace and original exposed timbers throughout the property. Benefiting from oil-fired central heating and part UPVC double-glazing. There are several reception rooms making it the perfect choice if you require flexible living accommodation. Four Bedrooms and Three Bathrooms. Well maintained, beautifully stocked gardens and your own separate oasis with a pond providing a serene space for family picnics. This property really must be viewed to appreciate not only the accommodation available but also the lifestyle that it would offer. There is ample parking and a detached triple garage. EPC RATING - E

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information





#### **Entrance Porch**

accessed via a wooden door with glass panes and having a ceiling light point, quarry tiled floor and a wooden internal door into the

#### **Entry Vestibule**

having a traditional, feature cast iron coal fire and stove in a brick fireplace. Ceiling light point, exposed beams, fitted over head storage cupboards, decorative picture ledges, radiator, quarry tiled floor, stairs leading to the further first floor landing, two windows to the front aspect and a door into the

#### **Guest WC**

having a vanity unit housing the hand wash basin and WC with a tiled surround. Wall light fitment, radiator, quarry tile flooring and a window to the side aspect

#### **Inner Vestibule**

accessed via a step up from the Entrance Vestibule and having a ceiling light point, exposed original beams and access to the

#### **Cellar**

accessed via timber steps and suitable for storage only

#### **Living Room**

this room is brimming with character features including a beautiful, original inglenook stone and brick fireplace with a tiled hearth, oak beam mantle and exposed original timbers to the walls and ceiling. Open access into the Garden Room and Library and a door into the Dining Room.



#### **Library/Snug**

accessed either from the living room or the inner vestibule and fitted with a range of bookshelves, this area is a cosy haven with a window overlooking the rear garden

#### **Garden Room**

via open access from the Living Room and having two ceiling light points, roof skylight, quarry tile floor and patio doors leading into the rear garden

#### **Dining Room**

having a feature cast iron fireplace on a tiled hearth with an oak beam mantle and a fitted original carved oak Tudor cabinet. Original exposed beams to ceiling, radiator and a bay window overlooking the rear garden

#### **Dining Kitchen**

being an 'L' shaped dining kitchen and fitted with a range of wall and base units with roll top work surfaces and a double stainless steel sink and drainer. Benefiting from an AGA with an exposed oak beam above, double electric oven, dishwasher and space for an under-counter fridge. Two ceiling light points, useful pantry cupboard, fitted dresser, part tiling to walls, staircase leading to the first floor, dual aspect windows to the front and side and a UPVC double-glazed door into the rear garden

#### **West Entrance Porch**

providing a further access point via a covered entrance from the front courtyard of the property and having a ceiling light point, radiator and access to the rooms on the west side of the house.



#### **Laundry Room**

fitted with wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Space with plumbing for a washing machine and further appliance space. Ceiling strip light, laundry airer, floor standing central heating boiler and a window to the rear aspect

#### **Playroom/Snug**

having exposed beams to the ceiling, Velux window, radiator, window to the front aspect and double doors into the

#### **Home Office/Studio**

having a feature exposed brick fireplace, exposed timbers with fitted light points, Velux window, tiled floor, window and patio doors into the rear garden

#### **West Vestibule**

having a useful storage cupboard. Ceiling light point, loft access, exposed timbers and two radiators. Access into the

#### **Boot Room**

having a Velux window, exposed timbers, quarry tiled floor, UPVC door into the rear garden and a stable door to access to the front courtyard

#### **First Floor Landing**

accessed via the staircase in the Kitchen and having a fitted storage cupboard, ceiling light point, loft access, exposed timbers and a radiator.

#### **Master Bedroom and Dressing Area**

a beautifully light room benefitting from fitted wardrobes providing hanging and storage

space. Ceiling light point, exposed timbers to the ceiling and walls, three radiators, two windows overlooking the rear garden and a window overlooking the front aspect. Door into the

#### **En-suite**

having a fully enclosed, tiled cubicle with a mains powered overhead shower fitment, vanity hand wash basin, bidet and a close-coupled WC. Two ceiling light points, exposed timber to ceiling, part tiling to walls, towel radiator and a window to the side aspect

#### **Bedroom Two**

with plenty of fitted wardrobes and storage furniture providing ample hanging and shelving space. Wall light fitment, radiator and a window to the rear aspect

#### **Family Bathroom**

having a four-piece suite comprising of a panelled bath, vanity hand wash basin, bidet and a close-coupled WC. Two ceiling light points, Velux window, part tiling to walls, fitted cupboard, radiator, towel radiator and a window to the front aspect

#### **East Side First Floor Landing**

accessed via the staircase in the Entrance Vestibule and having a ceiling light point, exposed timbers, loft access and a radiator

#### **Bedroom Three**

with a range of fitted storage furniture providing hanging and storage space. Radiator and a window to the front aspect

#### **Bedroom Four**

having original exposed timbers to the walls and ceiling. Radiator and dual aspect windows to the rear and side



#### **Bathroom**

comprising of a panelled bath with an overhead mains shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, storage cupboard and a window to the front aspect

#### **Outside Front**

the property is accessed via Fox Lane and is set back from the road. There is a gravelled driveway providing parking for several vehicles as well as an original paved courtyard which in turn leads to the west side of the property and gives access to the DETACHED TRIPLE GARAGE. There are well established trees, shrubs and hedges which are beautifully maintained to give the authentic country cottage feel. There is also the added benefit of the west side entrance door and a covered brick porch allows access through into the west vestibule.

the front of the property also benefits from its own piece of tranquility, almost like a small island for picnics and family time with a pond, bridge and plenty of greenery

#### **Triple Garage**

formerly a stable block for the cottage, the triple garages have up and over doors for vehicular access. There are also personnel doors into the garages which have light and power.

#### **Rear Garden**

this garden is an absolute gem and would be any keen gardeners dream, like a photo from a storybook and so full of life and colour. From manicured lawns to preened hedges and fragrant plants, vegetable gardens, garden pond and long paths with the chirping of birds. Sheds, greenhouse and tool store. The list is endless and we could go on and on describing this wonderful garden.

These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied, we may not have carried out a full survey. We have not tested any services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a free valuation through our national network of Hunters estate agents.

#### **Land to the rear**

there are approximately 2.2 acres of agricultural land to the rear of the property. There are no permissions in place or covenants that the current seller is aware of. The boundary of this photo is shown in the photos with the land edged in blue

#### **AGENTS NOTE**

We understand that mains electricity, water and drainage are connected to the property. There is

no mains gas available. Heating is provided by an oil-fired boiler to a radiator system. We believe hot water is also provided from the oil boiler. There is an Aga in the kitchen for cooking and providing additional heating

The property is in need of some updates and upgrades

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Market Appraisal through our national network of Hunters estate agents.



**Ground Floor**

**First Floor**

Total floor area 271.7 m<sup>2</sup> (2,925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Lichfield -  
01543 419000 [https://www.hunters.com](http://www.hunters.com)

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