



Oak Meadow, Cowhill Lane, Fradley, WS13 8FX



Set within a tranquil private lane setting is Oak Meadow, a bespoke designed detached home benefitting from characterful open plan interiors, four bedrooms and a superb 1 acre plot including stabling and a 0.5 acre paddock. Boasting an enviable rural setting overlooking delightful rural views, this architect designed dormer bungalow offers versatile interiors including bedrooms to both the first and second floor alongside a further games room/studio offering potential for conversion into a fifth bedroom. Having been finished to a superb standard, Oak Meadow features character brickwork and beams, a wood burning fireplace and attractive reclaimed

brickwork exteriors, complemented by modern finishes including under floor heating and high grade insulation. Oak Meadow combines the ideals of peaceful rural living with easy access to local amenities and schools, well suited to those looking for a smallholding or semi-equestrian property.

The front door opens into a spacious open plan dining kitchen, leading to a useful cloakroom and utility space. The attractive sitting room features a brickwork fireplace with wood burning stove and bifold doors overlooking the immaculately tended rear gardens, with a second reception room offering ideal space for a

playroom or snug. Also to the ground floor are two double bedrooms, a master en suite and wet room style shower room, with two further bedrooms to the first floor serviced by a family bathroom. A fabulous games room/home office to the second floor offers space for conversion into a fifth bedroom. The superb gated plot extends to one acre including parking for a number of vehicles, with three stables and a range of timber outbuildings offering plenty of exterior storage space. Immaculately landscaped gardens enjoying a southerly aspect extend to the rear, with gated access opening into the 0.5 acre paddock to the side.

- Charming Detached Rural Home
- Tranquil Setting & Countryside Views
- 0.5 Acre Paddock with Stables
- Open Plan Dining Kitchen
- Sitting Room with Wood Burner & Snug
- Cloakroom & Utility Space
- Four Double Bedrooms (two First Floor)
- Master En Suite & Wet Room
- First Floor Bathroom
- Studio/Games Room/Bedroom Five
- Gated Entrance to Ample Parking
- South Facing Landscaped Gardens
- WFH Potential – Versatile Outbuildings
- Desirable Rural Setting on Private Lane
- Walking Distance to Canal & Village Amenities
- Well Placed for Local Amenities & Commuter Routes

Oak Meadow lies on the rural outskirts of old Fradley Village, a desirable setting being within easy reach of both local amenities and picturesque surrounding countryside. Within the village, amenities including shops, a post office, a primary school and a church can be found, with more comprehensive facilities including a Co-Op, a gym and further shops in the local villages of Alrewas and Fradley South.

Just a few miles from the property is the historic Cathedral City of Lichfield, with its excellent shopping and leisure facilities and the renowned Beacon Park, an area of around 70 acres of open space and beautiful formal gardens.

The surrounding area is particularly popular with walkers, having farmland and fields presenting endless walking routes to local villages including Alrewas and Fradley Canal Junction, and there are an assortment of equestrian centres and Livery yards close by including Fox Meadow Livery, Marchington Field, Eland Lodge and Curborough Equestrian.

The location offers convenient access to the A38, rail stations within Lichfield provide direct links to Birmingham and London (in 80 mins) and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.





An oak framed porch leads to the composite entrance door, which opens into the **Open Plan Dining Kitchen**. Doors open into the **Cloakroom** and **Utility** from the entryway

Open Plan Dining Kitchen 6.5 x 5.93m (approx. 21'4 x 19'5)

A farmhouse style space having a modern fitted kitchen and formal dining space. The **Kitchen** is fitted with a range of full height, wall and base units with solid oak Butcher block work surfaces over, housing a double Belfast sink and integrated appliances including dishwasher, fridge, double oven and induction hob. There is a window facing the front aspect and the central island housing an entertaining style breakfast bar. The kitchen opens into the **Dining Area** where there is a stable door opening out to the side aspect, and feature exposed brickwork and beams lead through to:

Sitting Room 5.4 x 4.2m (approx. 17'9 x 13'9)

A beautifully presented reception room having windows to the side, bifold doors opening out to the south facing gardens and a feature brickwork fireplace housing a wood burning stove which fired the central heating system via a back boiler

Snug 3.0 x 2.88m (approx. 9'10 x 9'5)

A useful sitting room or playroom, having a window overlooking the rear gardens

Utility

A useful space having a worksurface housing spaces for both a washing machine and tumble dryer, as well as further storage space

Cloakroom

Having a fitted wash basin and WC, with an obscured window and hanging space for coats





Doors open from the **Inner Hall** leading into:

Master Bedroom 3.83 x 2.65m (approx. 12'7 x 8'8)
plus wardrobes

A window faces the side and a bespoke panelling opens into a range of fitted wardrobe and storage space.

Having private use of:

En Suite 2.2 x 1.7m (approx. 7'2 x 5'6)

Fitted with wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 4.8 x 2.38m (approx. 15'8 x 7'7)

Another double room having a window to the rear

Shower Room 2.77 x 2.2m (approx. 9'1 x 7'2)

Fitted with a modern wet room style suite comprising fitted wash basin, WC and shower, with tiled flooring and under floor heating, tiled walls, a heated towel rail and an obscured window to the front

Stairs rise from the **Inner Hall** to the versatile first floor accommodation:

Games Room 5.11 x 4.23m (approx. 16'9 x 13'10)

A fabulous studio being ideal as a games room, studio or home office, also offering potential for conversion into a fifth bedroom with en suite. A window faces the side, and the landing has doors opening into:

Bedroom Three 4.23 x 3.86m (approx. 13'10 x 12'8)

A third double room having a window to the side enjoying pleasant views over the paddock

Bedroom Four 4.2 x 3.26m (approx. 13'9 x 10'8)

Another double room having a window to the front

Bathroom 3.16 x 1.67m (approx. 10'4 x 5'5)

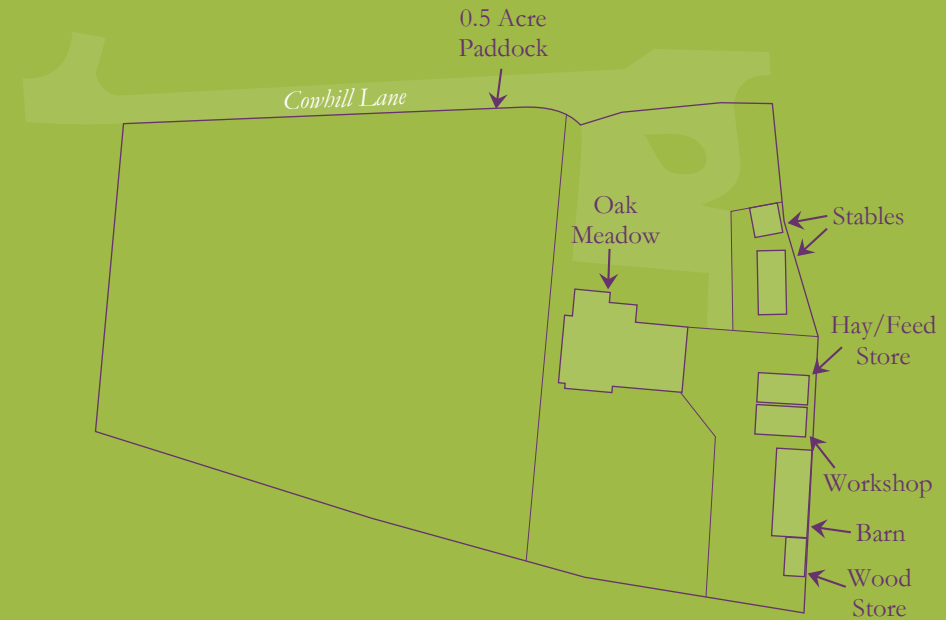
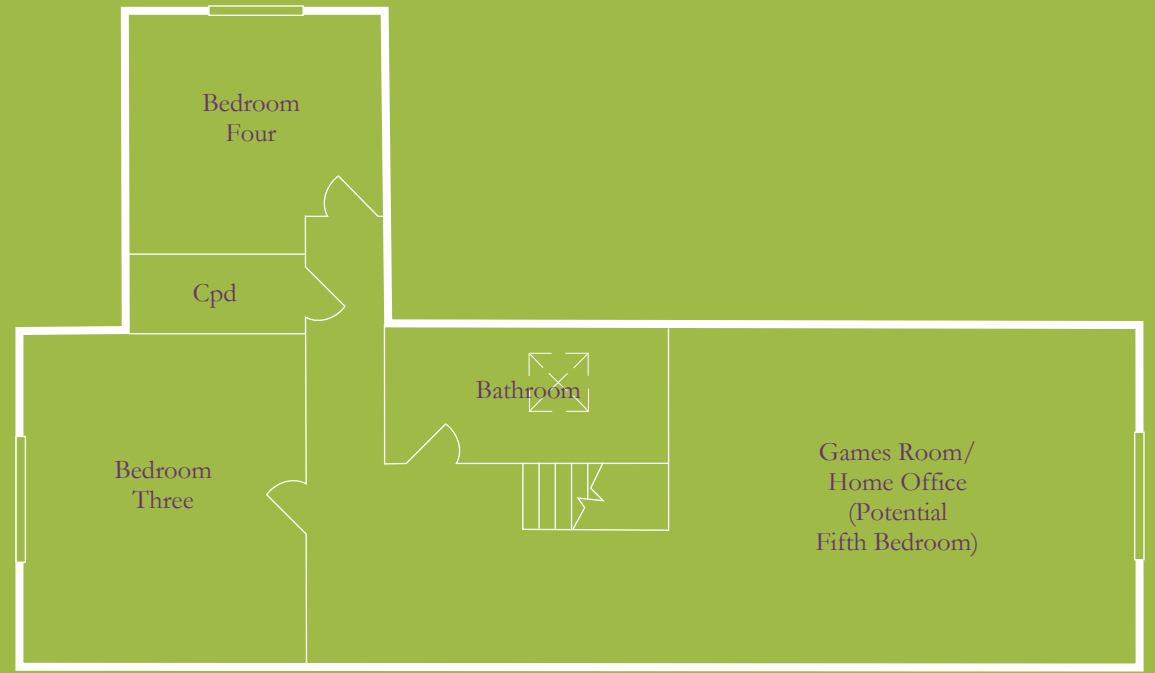
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, a heated towel rail and a skylight







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Outside

Oak Meadow lies on the outskirts of the village on a peaceful lane home to a handful of similar character homes. Double gates open into an expansive 'in and out' driveway where there is ample parking for a number of vehicles. A gate to the side leads to an additional parking area where there is access into three useful timber buildings having power and lighting, currently utilised as:

Haybarn/Feed Store 5.35 x 3.6m (approx. 17'6 x 11'10)

Workshop 5.35 x 3.6m (approx. 17'6 x 11'10)

Covered Barn 6.96 x 3.7m (approx. 22'10 x 12'0)

Car Port

Wood Store

A further gate opens into a block paved yard, housing two stable blocks housing **Three Looseboxes** measuring 3.7 x 3.7m (approx. 12'0 x 12'0). Within the yard there is a Wi-Fi connection, power, lighting and a washdown area with both hot and cold water, with gated access leading to the rear parking area. From the main driveway, a five bar gate opens into a **0.5 Acre Paddock**, laid to anti-laminitis grass and having drainage throughout

South Facing Gardens

Extending to the side and rear of the property are immaculately tended garden being laid to a paved terrace and lawns edged with neatly stocked borders. Enjoying complete privacy to all sides, the garden overlooks idyllic views over surrounding open fields. To the side of the property is a pedestrian gate leading into the paddock, as well as a practice putting green



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 accuracy 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.