



Oakwood House Wood Lane, Yoxall, Staffordshire, DE13  
8PH



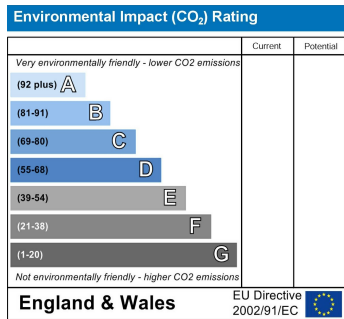
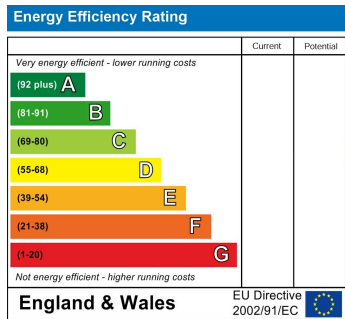
Residing on the rural outskirts of Yoxall is Oakwood House, a beautifully presented detached family home offering generously proportioned interiors, five bedrooms and secluded gardens with an open rural outlook to the rear. Completed as an individual build to a superb standard, this executive village home showcases thoughtfully designed accommodation highlighting the pleasant open aspect to the rear, offering plenty of space for a growing family or multi-generational living.

The central reception hall with galleried staircase leads into two spacious reception rooms and a family dining kitchen, with a utility and cloakroom also set to the ground floor. To the first floor, the wrap around landing leads into four bedrooms and a shower room, with a fifth bedroom being accessed via a separate staircase. The master is serviced by an en suite bathroom, with a Jack & Jill en suite servicing bedrooms two and three. Outside, a block paved driveway provides access into the double garage and offer road parking, as well as a space to the side of the property ideal for larger vehicles or a caravan. To the rear is a good sized rear garden enjoying a superb degree of privacy and an open aspect onto farmland, views over which can be enjoyed from the first floor windows.

- Executive Detached Home in Desirable Village
- Two Spacious Reception Rooms
- Impressive Reception Hall & Galleried Landing
- Two En Suite Bathrooms & Shower Room
- Secluded Rear Garden with Open Aspect
- Open Aspect & Countryside Views to Rear
- Family Dining Kitchen, Utility & Cloakroom
- Five Good Sized Bedrooms
- Double Garage & Parking
- 'Outstanding' School Catchment



The charming and popular village of Yoxall lies around a mile away and offers an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter’s church and two pubs. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School 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 are both within an easy drive. With rolling Staffordshire countryside on the property’s doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA’s St George’s Park all being within a few minutes drive.





**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.

**The Property Misdescriptions Act 1991:** 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.