



The Gables, Newchurch, Hoar Cross, DE13 8RQ



Offered with the benefit of no upward chain is this elegant semi detached Victorian home, showcasing a wealth of original features, three bedrooms and an established garden plot with outbuildings, a car port and ample parking. Presenting superb potential to extend (subject to relevant permissions), The Gables resides within amidst rolling Staffordshire countryside in the desirable hamlet of Newchurch, having both convenient access to local amenities and tranquil rural walks. The interiors extend over two floors, the central reception hall leads into three well proportioned reception rooms, a kitchen with pantry and utility/cloakroom,

with three bedrooms to the first floor serviced by a modern family bathroom. Outside, there is ample parking as well as a twin car port, with mature gardens extending to both the front and rear aspects. The gardens enjoy an excellent degree of privacy and feature a versatile three-room outbuilding. Showcasing beautifully retained original features, with plenty of potential to remodel or extend to suit, and The Gables is serviced by oil central heating with a 2023 boiler.

The Gables lies in Newchurch, a desirable rural location neighbouring the premier hamlet or

Hoar Cross. Nestled within stunning Staffordshire countryside offering plenty of tranquil walking routes, the surrounding area is renowned for its idyllic surroundings and upmarket local amenities, including the superb Hoar Cross Hall Hotel and Day Spa, The Deer Park Farmshop and the FA's St Georges Park. Additional amenities can be found just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found. The Gables is served by Ofsted 'Outstanding' rated schools including the Newborough Church of

England Primary School which feeds into John Taylor High in Barton under Needwood, with the John Taylor Free School also being within a short drive. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.



- Traditional Victorian Semi Detached Home
- Desirable Rural Hamlet with Views
- Offered with No Upward Chain
- Extension Potential (STPP)
- Three Reception Rooms
- Kitchen, Pantry & Cloakroom/Utility
- Traditional Reception Hall
- Three Bedrooms
- Modern Family Bathroom
- Parking, Twin Car Port & Outbuilding
- Generous & Secluded Gardens
- Wealth of Character throughout
- Premier Rural Location
- 'Outstanding' School Catchment
- Oil Central Heating & 2023 Boiler
- Well Placed for Local Amenities & Commuter Routes





**Reception Hall** 3.38 x 3.18m (approx. 11'1 x 10'5)

The original entrance door opens into this traditional hallway, having windows to either side and the original staircase rising to the first floor accommodation. Panelled doors open into:

**Sitting Room** 3.73 x 3.62m (approx. 12'2 x 11'10)

A well presented reception room having an open fireplace and a window to the front

**Lounge** 5.15 x 3.7m (approx. 16'10 x 12'2)

A spacious reception room having window to the rear aspect, fitted alcove shelving and storage and an open fireplace

**Dining Room** 3.22 x 3.2m (approx. 10'7 x 10'6)

With a window to the side, this formal dining space feature quarry tiled flooring, fitted storage and an inglenook housing space for a range cooker. Doors open into a traditional **Pantry** and to the **Cloakroom**, with a further door opening through to:

**Kitchen** 3.7 x 2.06m (approx. 12'1 x 6'9)

Fitted with wall and base units housing an inset sink with side drainer and spaces for appliances including dishwasher, fridge and oven. There is a window to the side and the kitchen has quarry tiled flooring and a stable door opening to the front aspect

**Cloakroom**

With a window to the side, pedestal wash basin and WC. A door opens to a **Utility** space with provisions for a washing machine and a window to the side





Stars rise to the **First Floor Landing**, having useful fitted storage and a feature window to the side. Original doors open into:

**Master Bedroom** 4.73 x 3.73m (approx. 15'6 x 12'2)  
A spacious double room having a double fitted wardrobe and a bay window to the front enjoying open rural views

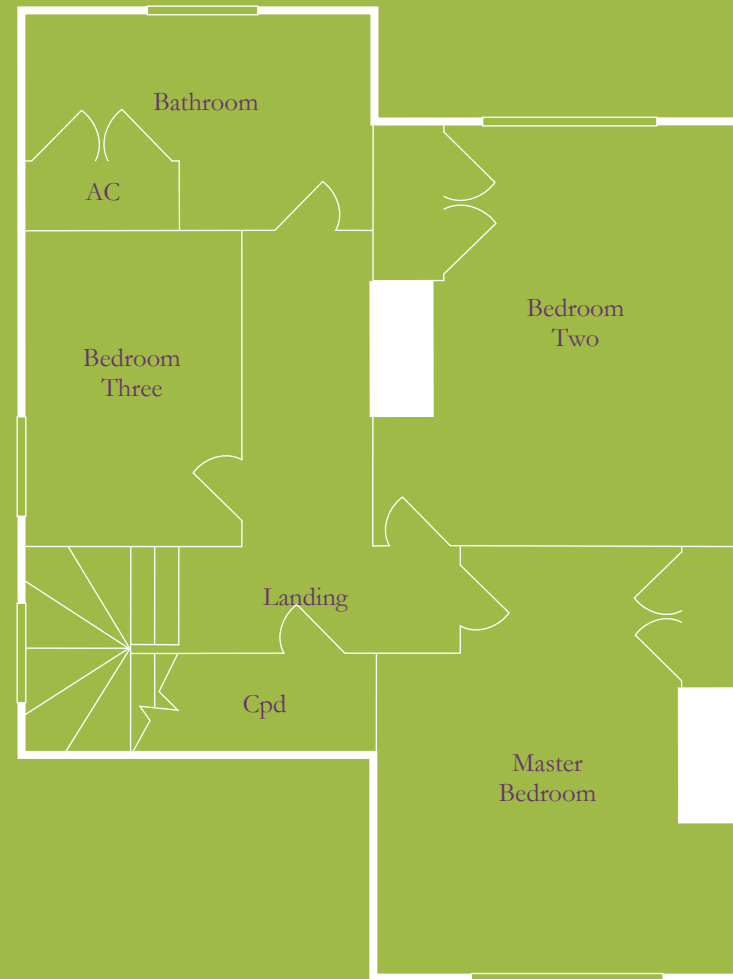
**Bedroom Two** 4.06 x 3.37m (approx. 13'3 x 11'0)  
Another generous double room having a large fitted wardrobe and a window to the rear

**Bedroom Three** 3.22 x 1.74m (approx. 10'6 x 5'8)  
An ideal single bedroom or study, having a window to the side

**Family Bathroom** 3.23 x 2.14m (approx. 10'7 x 7'0)  
Fitted with a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs, tiled flooring, a heated towel rail and an obscured window to the rear. Double doors open to a useful airing cupboard housing storage space and the hot water cylinder









### Outside

The Gables is set back from the lane beyond a generous frontage having parking for a number of vehicles. Well tended lawns and borders extend to the front with a hedged boundary, a stable door opens into the kitchen and a storm porch leads to the front door. A **Double Car Port** 5.3 x 5.0m (approx. 17'4 x 16'4) housing the oil tank, and gated access opens into the rear garden

### Gardens

Extending to a generous size, the rear garden is laid to a paved terrace and lawns, with mature foliage and trees providing plenty of privacy. There is exterior lighting and a water point, and a charming Outbuilding having a workshop, garden store and former WC provides either useful storage or potential for conversion into a further living space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**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.

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.