

MEADOW BARN WOOD LANE
MILL GREEN
WS9 0ND



ACCOMMODATION

VIDEO TOUR AVAILABLE HERE:

<https://www.youtube.com/watch?v=nThGGRSiHp4&t=4s>

A rare, stunning, bespoke new build barn, highly efficient and well planned, recently completed to an exceptional standard by Mercia Design & Build, in the idyllic semi-rural location of Mill Green.

This contemporary styled barn designed by renowned architects Qube Design Associates Ltd has recently been finished to an outstanding specification including kitchen and wet areas designed by the highly regarded interior designer, Charlotte Conway. The barn offers the most fantastic flexible layout with three/four-bedrooms in an idyllic private, semi-rural plot.

ACCOMMODATION

Ground Floor: reception hall, kitchen/breakfast room, utility, drawing room, principal bedroom with dressing room and en-suite, bedrooms two and three with en-suites, bedroom four/snug, additional wet room.

Approximate gross internal floor area 2,278 sq. ft (212 sq. m).

In all circa 0.75 acres.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The property, is located in a highly sought-after semi-rural residential location on Wood Lane in Mill Green. The development of four stunning brand-new country properties are only a few minutes from Little Aston and nearby Sutton Coldfield town centre.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Meadow Barn is located a short walk away from the highly regarded Plough & Harrow gastro pub.

Distances

Sutton Coldfield town centre 4.7 miles

Birmingham 13.3 miles

Lichfield 7.3 miles

Birmingham International/NEC 18.5 miles

M6 (J6) 10.7 miles

(Distances approximate)

Description of Property

This contemporary styled barn designed by renowned architects Qube Design Associates Ltd has recently been finished to an outstanding specification including kitchen and wet areas designed by the highly regarded interior designer, Charlotte Conway. The barn offers the most fantastic flexible layout with three/four-bedrooms in an idyllic private, semi-rural plot.

Positioned behind an electronic gated entrance that leads to a private drive sweeping down to the barn, you are greeted by the stylish barn with its stunning, oversized porch and Oak front door and then into the welcoming reception hall. A warm and inviting entrance hall thanks to its vaulted ceiling with automatic Velux roof light above and full-length windows offering a bright space, with a high quality of finish and under floor heating which continues throughout the property. The reception hallway offers access to the living and bedroom accommodation together with the boot room and separate wet room.

A double doorway with exposed oak beam leads into the open plan Kitchen/breakfast room. It is a stylish and practical space featuring Award winning luxury Siematic kitchen with wall and floor cabinets, integrated appliances including double ovens/microwave/coffee maker/induction hob with down draft extractor twin 50/50 fridge freezers. Worktops are steel grey leather solid granite with feature breakfast bar with undermount sinks and a Quooker boiling tap. Double doors lead out the side of the property with a single door leading into the utility. The Siematic Utility/boot room has fitted units and full height larder storage, space for white goods and undermount sink. A pedestrian door leads out to the front of the property and gravelled driveway.

A double doorway transitions from the kitchen space allowing an open plan flow into the drawing room, a generous space thanks to its vaulted ceiling with exposed beam, sliding glass doors which open to the rear landscaped garden and patio as well as double doors leading out to the side of the property making the most of the wrap around grounds of circa an acre. A feature wood burning fireplace with natural stone hearth and back finishes the room.

The principal bedroom suite is located at the end of the reception hallway, it features a walk-in dressing room fitted with high quality units as well as an en-suite bathroom with freestanding bathtub, walk-in shower and impressive sink vanity unit. Bedrooms two and three both feature en-suite bathrooms with walk in showers and feature lighting as well as benefiting from having double doors leading out to the rear landscaped gardens and patio.

Bedroom four is a great space with the potential to be used as a snug or home office if desired with views over the rear garden and countryside beyond.

Meadow Barn has been finished to such an outstanding specification, including Control 4 System offering a Smart AV ready home, hardwired into every room. The barn also features a grade 2 compliant alarm system monitored with East Midlands Alarms receiving Centre that has been installed and is maintained to SSAIB accredited standards, in accordance with PD6622.

Specification

Impressive, glazed entrance with solid oak door and storm porch

Led lighting including low level mood lighting to the bedrooms

Hardwood windows and doors

Constructed in handmade Furness facing Bricks

Luxury kitchen & bathrooms and floors finished with new luxury carpets and Karndean flooring

Highly efficient property benefitting from complete underfloor heating fed from air source heat pump, controlled by digital neo stats to each room

New 3 phase electric supply has been installed to the property

New BT line installed

CCTV system

Full intruder alarm system

New 32mm mains water supply

Mains drainage connects to a Klargeter bio tank

Surface water to a stormcell soakaway

2-year contractors warranty held with Mercia Design & Build and 10-year warranty

Stunning views

Decorative lighting including switches and sockets throughout

Gardens and Grounds

This barn is accessed via an electronic gated entrance which leads to the barns large gravel driveway, offering ample space for multiple vehicles. There are foundations and hardstanding with the potential to develop a generous double garage which would allow internal access via the utility room.

Positioned beautifully within its impressive plot, meadow barn benefits from having a very sunny aspect with large gardens surrounded by stunning greenbelt land, mainly laid to lawn with landscaped borders. An Indian sandstone patio area and pathway wrap around the entire property with beautifully planted feature boarders with large lawn areas, offering a fantastic and versatile outside space, perfect for entertaining year-round enjoying the semi-rural location and stunning views. In all circa 0.75 acres.

Services

We understand that mains water, private drainage system, mains electricity, and renewable air source heating.





Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions

From the agents High Street office, head north-west for 6 miles along the A5127 and onto the A454. At the roundabout turn right onto the A452 Chester Road and continue for 1 mile. Turn right onto Wood Lane, after 0.3 miles the property's driveway is located on the right-hand side.

Terms

Tenure: Freehold

Local authority: Lichfield Council

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles
0121 362 7878

Disclaimer - Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation.

Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC Rating

EPC Rating : B

Broadband Average speed in area

Broadband Average speed in area : 100 Mbps

COUNCIL TAX BAND

COUNCIL TAX BAND : G

LICHFIELD

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

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com