

OLIVE COTTAGE HALL LANE  
HAMMERWICH  
BURNTWOOD  
WS7 0JT

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An exceptional and charming residence discreetly situated in the village of Hammerwich.

Experience the beauty of countryside living with this exceptional, bespoke retreat. Renovated to impeccable standards, this residence is a true masterpiece, offering a unique blend of sophistication and tranquillity. Nestled in the sought-after village of Hammerwich, it boasts picturesque countryside views and a spacious, private rear garden—perfect for relaxation and entertaining alike.

### ACCOMMODATION

#### Ground Floor:

- Porch entrance
- Reception hall
- Sitting room
- Fitted kitchen
- Study
- Dining room
- Guest cloakroom with WC

#### First Floor:

- Principle bedroom with ensuite shower room
- Bedroom 2 with fitted wardrobes
- Bedroom 3 with fitted wardrobes
- Family bathroom

#### Garden and Grounds:

- Outdoor bar (10.5m x 4.62m) and entertainment area, storage room and guest cloakroom WC.
- Extensive gated driveway
- Extensive lawned rear garden
- Outbuilding home office and double garage

Approx Gross Internal Floor Area: 3361sqft (312 sqm)

EPC Rating: D

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

Olive Cottage is located in the charming and picturesque village of Hammerwich. This locality is known for its countryside walks and the convenience of having essential amenities within reach.

One of the key advantages is its excellent transportation links. The nearby Burntwood and Lichfield Trent Valley railway stations provide easy access to Birmingham, Stafford, and London, making it an ideal location for commuters. Additionally, the road network connects residents to major cities such as Birmingham, Wolverhampton, and Derby, making it convenient for those who need to travel for work.

Families with children will appreciate the proximity to several good schools in the area including Springhill Primary Academy, Highfield Primary School and Chase Terrace Academy. Purchasers are advised to check with the local council for up-to-date school catchment areas.

The City of Lichfield is a 4 mile drive, with all its fantastic restaurants, bars, shops, train stations and bus station. The town centre of Burntwood is just a short 1.5 mile drive away and offers a variety of shops, restaurants, and recreational opportunities. For those who enjoy the outdoors, the picturesque Staffordshire countryside is right on the doorstep, providing ample opportunities for hiking, cycling, and exploring nature.

## Distances

Sutton Coldfield - 8.6 mile

Birmingham - 15.0 miles

Lichfield - 3.3 miles

Birmingham International/NEC - 20.8 miles

M6 - 11.8 miles

M6 Toll - 1.6 miles

M42 - 8.5 miles

(Distances approximate)

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## Description

Step into this extraordinary property through a generous entrance porch, leading into a refined entrance hallway adorned with rich panelling, intricate coving, and oak flooring. Every detail speaks to the home's luxurious, classic aesthetic.

From the main hall, enter the inviting sitting room, where warm oak floors create a cozy retreat with picturesque views over the meticulously landscaped lawns. The focal point is a majestic log burner set within an impressive fireplace with feature Oak mantle. Cottage-style windows fill the space with natural light, complemented by a charming bench seating area with convenient storage beneath.

The fitted kitchen features a shaker-style kitchen featuring ample cabinetry topped with pristine white marble worktops. With space for a range cooker, a classic Belfast sink with designer taps, and an eye-catching antique glass splashback, this kitchen is a dream come true. French doors open seamlessly to the rear garden, inviting an indoor-outdoor lifestyle. Adjacent to the kitchen, the dining room and study are beautifully lit by large windows, filling the rooms with natural light. The dining room features a statement fireplace with an intricate over mantle and decorative tiling, as well as elegant iron. Completing the ground floor are a guest cloakroom and

WC, as well as access to the stunning garden and garaging.

A graceful staircase leads to the first floor, where the thoughtfully decorated second and third bedrooms offer fitted wardrobes and charming details, including an original fireplace in bedroom two. The principal suite is a true sanctuary, with a serene skylight, expansive fitted wardrobes, and a breath taking ensuite bathroom featuring a double-sink vanity, skylight, and a luxurious shower. The family bathroom is equally impressive, showcasing a freestanding bath and separate shower that provide the ultimate in relaxation and sophistication.

## Gardens & Grounds

Through secure, ornamental electric gates, the block-paved circular driveway leads to a traditional detached outbuilding serving as both an office and integrated garage, complete with its own cloakroom. The garden boasts multiple meticulously designed spaces, including paved patios with elegant white slate stones, ideal for entertaining.

An expansive bespoke entertainment room with a lavish bar and stylish décor opens onto the garden through bifold doors. A second outdoor bar area is perfect for summer gatherings, overlooking a substantial jacuzzi, while manicured lawns flow across different levels. Nestled in the garden is a whimsical Wendy-house style play area, complete with an adjoining storage space.

The double garage is approached from the main driveway and is a perfect work from home retreat, as well as stylish garaging for car storage there is a office fitted with bespoke furniture and adjoining WC.

This residence is beyond compare, with each detail reflecting a commitment to beauty and craftsmanship. It must be experienced first hand to truly appreciate its incomparable charm and elegance.

## Services

We understand that mains water, gas and electricity are connected.

## Terms

Local Authority: Lichfield

Tax Band: G

EPC rating: D

Broadband average area speed: 67 Mbps

## Directions

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout take the 3rd exit onto Lichfield Road/A5127, at the roundabout take the 1st exit onto Birmingham Road/A5/A5127, at the roundabout take the 2nd exit onto A5, at Muckley Corner take the 4th exit onto Hall Lane, continue straight on until you reach Gartmore Riding School, here turn right into the Lane and Olive Cottage is set back on the right hand side.

## Disclaimer

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





## Olive Cottage, Hall Lane Hammerwich, Burntwood

Approximate Gross Internal Area

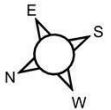
Main House = 1848 Sq Ft/172 Sq M

Garage = 288 Sq Ft/27 Sq M

Outbuildings = 626 Sq Ft/58 Sq M

Bar = 599 Sq Ft/56 Sq M

Total = 3361 Sq Ft/312 Sq M



measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: October 2024

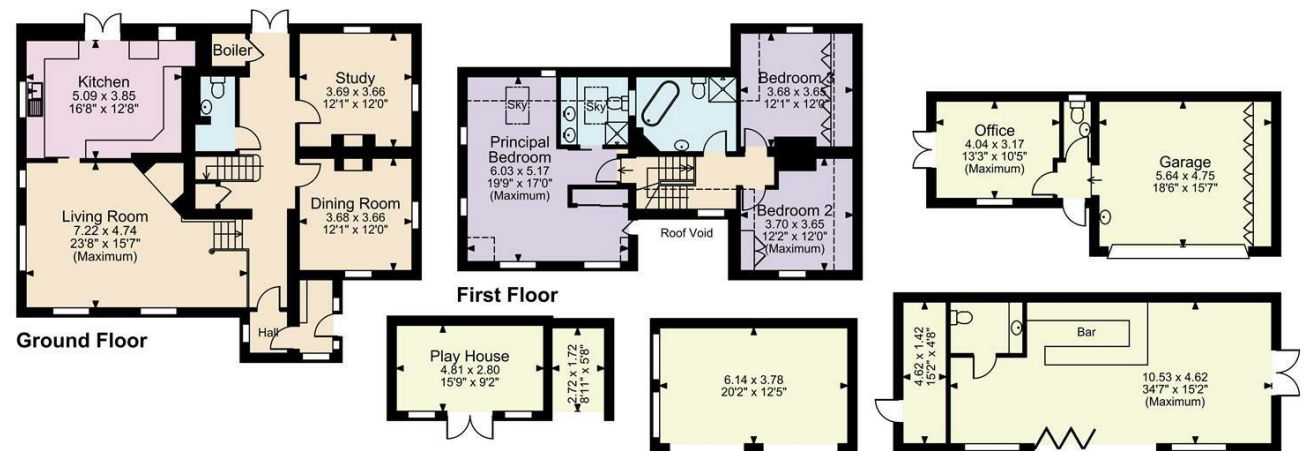
Particulars prepared: October 2024

### Viewings

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

### Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

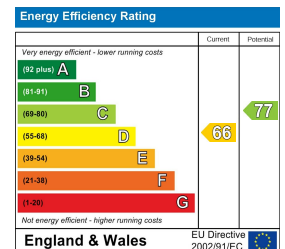


### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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