

Foxleigh Meadow

Newborough Staffordshire



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Yoxall Road Newborough DE13 8SU

Residing within a manicured 0.5 acre garden plot is Foxleigh Meadow, an exceptionally finished four bedroom detached village home showcasing bespoke-designed high specification interiors and an enviable position overlooking far-reaching countryside views. Completed 5 years ago by a reputable independent builder, Foxleigh Meadow boasts particularly comprehensive features throughout to include under floor heating to the ground floor, solar panels with battery storage, an air source heat pump and an air circulation system, alongside conveniences such as Cat 6 cabling, smart electric blinds and hardwired Internet connections to most rooms. The interiors are presented to a superb standard, with contemporary open plan living, well proportioned bedrooms and modern bathroom suites, alongside balconies to three rooms from which the idyllic setting and peaceful views can be appreciated.

A central reception hall with oak and glass staircase leads into two spacious reception rooms each enjoying dual aspect windows, with an open plan kitchen and family room extending to the rear, having bifold doors opening out to the beautifully landscaped gardens. The wrap around galleried landing leads into three bedrooms and a family shower room, as well as into a most impressive principal suite, having a fully fitted dressing room with walk in wardrobe, a separate home office and a luxurious en suite bathroom. Sliding doors from the master also open out onto a private balcony highlighting exceptional views to the rear, and further balconies from the study and third bedroom also overlook the tranquil surroundings. The 0.5 acre gardens have been landscaped to a superb standard, having ample parking, shaped lawns and a double garage with electric doors to the front. The rear gardens are laid to lawns, pretty paved and gravelled areas and a pond, as well as a small putting green.



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Newborough is a premier village nestled within stunning Staffordshire countryside, renowned for its idyllic surroundings and thriving community. The village centre is home to The Old Bakers Cottage Tearooms, the Red Lion pub, Riverside Park play area, the Meynall cricket ground and a stunning 14th Century church, with further everyday amenities easily accessible in surrounding villages including Abbots Bromley and Yoxall.

The village neighbours the rural hamlet of Hoar Cross, offering luxurious amenities including Hoar Cross Hall Hotel and Day Spa and the Deer Park Farmshop and Café, and the FA's St Georges Park in Needwood offers an on-site restaurant, spa and a members only gym.

For outdoor pursuits, the area is renowned for picturesque walks and cycling, being ideally positioned alongside areas of the National Forest. There are a number of local equestrian centres including Eland Lodge and Marchington Field, and Cannock Chase lies around 10 miles from the property.

The village 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. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all of which can be reached in a short drive.

A location well suited to commuters, Newborough is well placed for access to the A515, A38 and A50, two stations in Lichfield offer direct rail links to Birmingham and London (in 80 minutes) and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



Village Centre & Amenities: 0.1 mile



Lichfield Rail Station: 13 miles
Burton Rail Station: 8 miles



Birmingham City Centre: 33 miles
Derby City Centre: 18 miles
Stafford City Centre: 20 miles



Bliethfield Reservoir: 6 miles
Cannock Chase: 15 miles



Birmingham Airport: 33 miles
East Midlands Airport: 27 miles

A walled entrance opens into the block paved driveway to the fore of Foxleigh Meadow, providing extensive **Parking** and access via electric roller doors into the **Double Garage**. Gated access leads to the rear aspect, and there are lawned gardens extending to the front of the property, where views can be enjoyed over open countryside. There is exterior lighting and power to the front aspect.

An oak gable porch leads to the composite entrance door, opening in turn into the stunning **Galleried Reception Hall**, where an oak and glass staircase rises to the first floor accommodation. Tiled flooring extends throughout, and oak doors open into firstly the **Lounge**, a generous dual aspect reception room having a bay window to the front, bifold doors to the rear and a wood burning stove.

On the opposite side of the hallway is a **Dining Room** which offers potential as a ground floor bedroom, having dual aspect windows and a useful **Store** with plumbing in place to allow for conversion into an en suite if desired. Also from the hall is a stylish **Cloakroom** having wash basin set to vanity unit and a light-up switch.

Set to the rear of the property any enjoying outstanding garden and countryside views is the **Open Plan Kitchen & Family Room**, a contemporary space centred around a feature dual sided fireplace with LPG remote control dual fire. The **Kitchen** is fitted with a contrasting range of wall, base and full height units with a central island providing further storage and an entertaining style breakfast bar. There are a range of integrated appliances (see Page 11), and a fabulous cocktail bar with feature lighting, mirrored shelving and foldaway doors is set to one side. Bifold doors open out to the terrace and gardens, and tiled flooring extends into the **Family Room** where a second set of bifold doors overlook the gardens and views beyond. An Orangery style ceiling lantern with colour change LED lighting provides plenty of natural light, and a door from the kitchen opens into the **Utility Room**, having wall and base units, inset twin sinks, a door opening out to the side and an integrated washing machine and tumble dryer.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





An oak and glass staircase rises to the wrap around **Galleried Landing**, a beautiful feature having a window to the front with idyllic views and oak doors opening into the **Airing Cupboard**, bedrooms and shower room.

A sliding door opens into the bespoke-designed **Master Suite**, where a lobby leads into the **Bedroom** where sliding doors open out to a rooftop **Balcony** with privacy glazed balustrade and composite decking, enjoying far-reaching views. The **En Suite Bathroom** is beautifully appointed with a freestanding bathtub and an oversized 1.2m square level access shower, and the lobby also leads into a fabulous **Dressing Room**, having dual aspect windows, fitted wardrobes and a further walk in wardrobe, with a sliding door opening through to the **Study** where bi fold doors open to a **Juliette Balcony** facing the front. The dressing room and study are separated by stud walls, and could easily be reconfigured to create a fifth bedroom if required.





Three further bedrooms (two doubles) are accessed from the landing, sharing use of a **Showers Room** with double shower, wash basin set to vanity unit and recessed storage with feature lighting.

The **Second Bedroom** faces the front aspect and is fitted with a range of wardrobes and bedroom furniture, with **Bedroom Four** having pleasant views to the rear.

The **Third Bedroom**, positioned over the garage, has a fire door to a useful **Workshop** where stairs lead down into the garage, with this space offering ideal potential for conversion into a dressing room or en suite. In the bedroom, a clever Velux skylight also folds out to create a **Balcony** overlooking tranquil views to the rear.



Foxleigh Meadow sits withing an established and expertly landscaped garden plot extending to just shy of **0.5 Acre**. An expansive paved terrace with raised beds and a calming water feature borders the property having steps up to manicured lawns and to a charming **Oak Framed Gazebo** which is included in the sale.

The lawns are edged with a gravelled seating area and well stocked borders, with a gate leading on to a pretty **Wildlife Pond** with a **Greenhouse** which is included in the sale. An area of the garden is laid to wildflowers with grass walkways between, leading up to a small putting green where there is a discreet storage area. The garden is edged with a post and rail fence highlighting the exceptional views, offering plenty of space to enjoy the peaceful village location.

To one side there is a paved courtyard housing the Air Source Heat Pump, while to the opposite is a useful area housing a garden shed, a wheelie bin store and gated access out to the front. The rear of the property benefits from power, lighting and water points.





Floor Area: 2,700 ft² / 248 m²

Ground Floor

Reception Hall 5.15 x 2.92m (approx 16'10 x 9'7)

Open Plan Kitchen & Family Room 8.47 x 5.36m
(approx 27'9 x 17'6)

Utility 2.68 x 2.2m (approx 8'9 x 7'2)

Lounge 7.08 x 3.93m (approx 23'2 x 12'10)

Dining Room/Bedroom Five 4.67 x 3.68m (approx
15'3 x 12'0)

Store/Potential En Suite 3.25 x 1.52m (approx 10'7 x
4'11)

First Floor

Wrap Around Landing 4.12 x 3.7m (approx 13'6 x
12'1)

Master Bedroom 4.88 x 3.11m (approx 16'0 x 10'2)

En Suite Bathroom 3.54 x 2.53m (approx 11'7 x 8'3)

Dressing Room 4.65 x 2.8m (approx 15'2 x 9'2)

Study 3.2 x 2.04m (approx 10'5 x 6'8)

Bedroom Two 4.0 x 3.18m (approx 13'1 x 10'5)

Bedroom Three 3.82 x 3.4m (approx 12'6 x 11'1)

Bedroom Four 3.33 x 2.01m (approx 10'1 x 6'7)

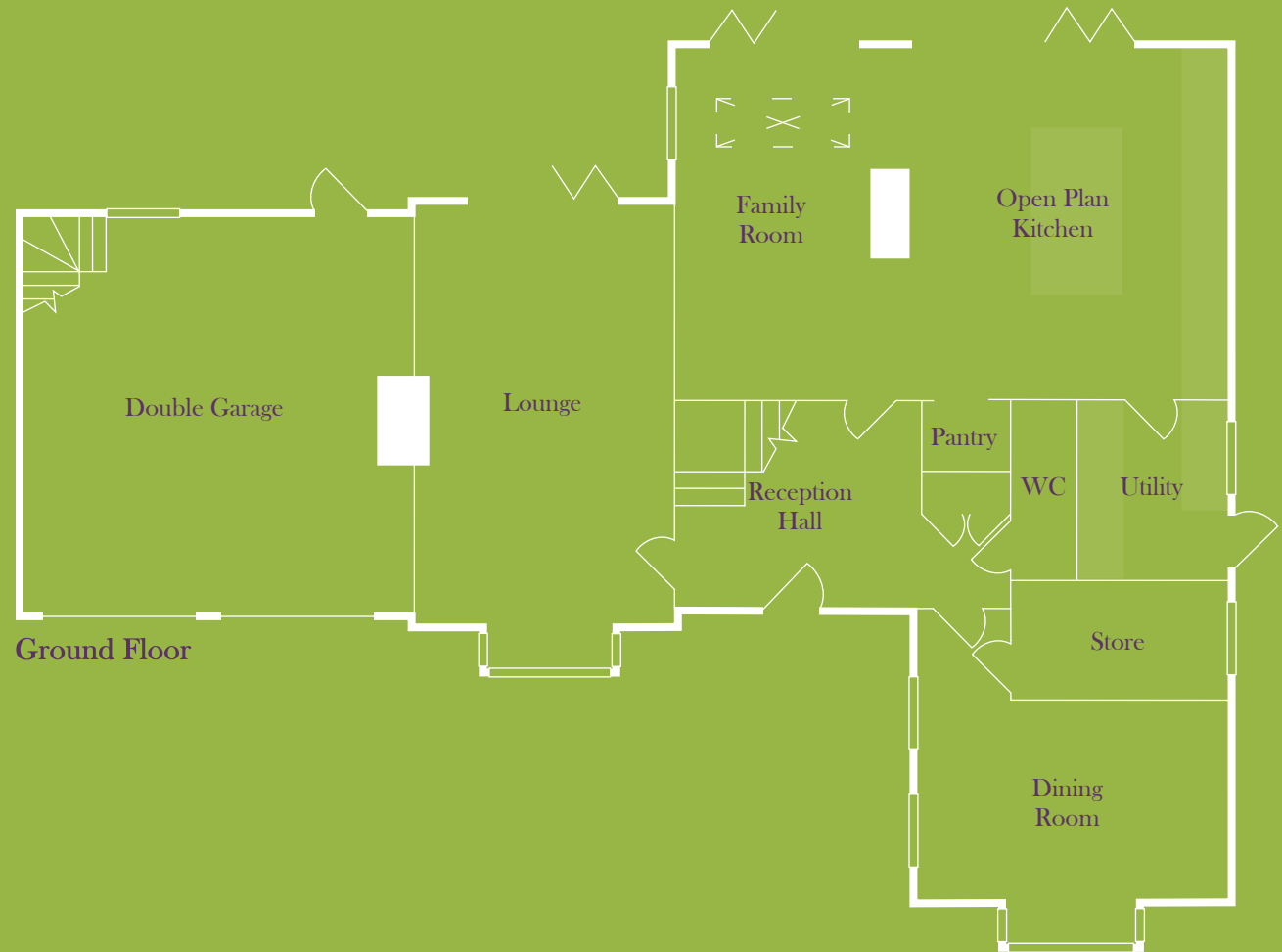
Family Shower Room 3.08 x 1.7m (approx 10'1 x
5'6)

Outside

Double Garage 6.24 x 5.83m (approx 20'5 x 19'1)

Workshop 3.9 x 2.25m (apprx 12'9 x 7'4)

Overall Plot Size 0.5 Acre





Specification Notes

General Features:

- Air Source Heat Pump
- Solar Panels with Storage Battery
- Air Circulation System
- LPG with below ground Tank
- Rain Water Harvesting System
- Under Floor Heating to Ground Floor
- Smart Electric Blinds
- Cat 6 Network Cabling & Hard Wired Internet
- Integral Speakers (Dining Room & Kitchen)

Kitchen

- Comprehensive Integrated Appliances including:
 - 3x pyrotechnic ovens, 1 combi, 1 steam, 1 standard
 - gas five burner hob with extractor
 - dishwasher
 - larder fridge & larder freezer
 - below counter fridge
- Bespoke Cocktail Bar
- Boiling Water Tap
- Feature LED Lighting
- Integrated Blinds (to Bifold Doors)

Bathrooms

- Under Floor Heating
- Porcelanosa Tiling
- Heated Towel Rails
- Humidity Sensors
- Illuminated & Heated Vanity Mirrors
- Low-Level Night Lighting

Outside

- Landscaped Front & Rear
- Numerous power sockets
- Exterior lighting
- Mains water tap & 3 rainwater taps





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