

# Arden House

Weaverlake Drive Yoxall Staffordshire



 Parker  
Hall

Independent Estate Agents

# Arden House

Weaverlake Drive Yoxall DE13 8AD

Nestled within tranquil mature woodland is the exceptional Arden House, an executive five bedroom home standing within 1.25 acre grounds on the premium private lane of Weaverlake Drive. Offering exceptionally well-appointed accommodation inside and out alongside an architect-designed extension, this handsome residence has received extensive improvements highlighting the quality finish of both the original build and more modern additions.

Arden House presents a rare opportunity to reside within this highly desired private community of just 10 executive homes, combining the ideals of peaceful rural living with nearby access to excellent amenities and convenient commuter links. Well proportioned interiors extend over two floors, with the connected triple bay coach house offering potential for conversion into ancillary accommodation. Arden House is serviced by mains gas central heating (2020 boiler) and Argon filled double glazed windows (fitted 2020).

Three spacious reception rooms and a study present plenty of space for family living and entertaining, with a show-stopping open plan dining and living kitchen being the heart of the extensive accommodation. Functional spaces include a boot room, large laundry room and a gym, with both a traditional central reception hall and an elegant glazed Atrium giving two impressive and welcoming entrances. To the first floor there are five well proportioned double bedrooms, with the principal suite extending to a fabulous size and having a private en suite bathroom. The second bedroom is also serviced by a refitted en suite, with a modern refitted shower room servicing the additional bedrooms. From each bedroom window, views of the gardens, paddock and over the tranquil parkland setting of Weaverlake Drive can be appreciated.

Wrap around formal gardens have been landscaped to an excellent standard, with granite paving, manicured lawns and an insulated studio, offering an ideal artists workshop or work-from-home space. There has previously been planning approval to add a leisure complex with swimming pool to the rear of the coach house, with ample space for this to be added without encroaching on the generous plot. Having access from Weaverlake Drive as well as the garden is a paddock with a summer house and kitchen garden, offering a multitude of potential uses and additional outside space to complement the generous proportions of Arden House.






**Arden House resides on the premier Weaverlake Drive**, a much sought after private lane positioned on the idyllic rural borders of Yoxall. The village centre is a short walk away, offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs all within walking distance. Views towards surrounding countryside can be appreciated from the property, with many rural walks accessible from the doorstep.

**Set on the delightful rural borders of the village** are the Woodmill Farm Barns, a bespoke complex including a Café, a bakery, an award-winning Butchers and a fishmonger. Premium leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park are all being within a few minute's drive, with local gym, golf and country clubs nearby in Wychnor, Lichfield and Branston. Barton Marina is also within a short drive, with its boutique cinema, luxurious range of eateries, shops and lakeside walks.

**The property is set in a highly regarded catchment area** for both state and independent schools. Repton School, Denstone College and Lichfield Cathedral are all within a short drive, with a local bus service to Denstone College also. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary 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, connecting to the national motorway network beyond. Rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.



	Village Centre & Amenities: 0.1 miles
	Lichfield Rail Station: 8 miles Burton Rail Station: 9 miles
	Birmingham City Centre: 26 miles Derby City Centre: 22 miles Stafford Town Centre: 18 miles
	Peak District National Park: 20 miles Cannock Chase: 8 miles
	Birmingham Airport: 28 miles Manchester Airport: 67 miles

A winding path through manicured fore gardens approaches the bespoke entrance door, opening in turn to the impressive central **Reception Hall**. Stairs rise to the first floor accommodation and the hallway leads into a fabulous **Boot Room** which is fitted with a range of cloakroom storage.

Further doors open into the first of three reception rooms, a dual aspect **Family Room** currently utilised up as a games room, having a feature gas fireplace and a 9ft American pool table as part of the sale. Double doors open out to the gardens, and a window with shutters faces the front aspect. The second reception room is a formal **Lounge** extending to the rear of the property, having triple aspect windows overlooking idyllic garden views. There is also planning in place to extend out further and join the **Family Room** and **Lounge** with a single storey garden room.

A third versatile reception room ideal as a **Snug/Playroom** faces the front of the property and having direct access into the **Open Plan Kitchen**, with a fully fitted **Study** providing an ideal work-from-home space and a contemporary **Guests Cloakroom** also accessed from the hallway.



what3words:

[///runways.digress.newsprint](https://runways.digress.newsprint)





The property has received an exceptionally well designed extension, adding a magnificent **Open Plan Living Space** including a comprehensively fitted **Kitchen** alongside **Living & Dining Rooms**. Vaulted ceilings feature bespoke oak A frame beams, contrasting beautifully with a modern range of gloss kitchen units, granite work surfaces, Porcelanosa tiling and air conditioning. Integrated AEG appliances include steam and electric ovens, microwave/grill, warming drawer, coffee machine, induction hob with extractor above and wine fridge, with an AEG larder fridge and freezer also included in the sale. Opening from the kitchen is an impressive **Dining Room** with full height windows to the front and vaulted ceilings showcasing joinery-finished oak, and a **Living Area** with a LED lit Orangery style ceiling lantern provides a pleasant relaxation area, with bifold doors leading out to the landscaped gardens.

Under floor heating extends throughout the **Open Plan Kitchen, Living & Dining Areas**, as well as into the **Atrium**, Gym and a fabulously appointed **Laundry Room**, with oak bifold doors and an array of full height and base units with quartz work surfaces over. There is an inset sink and provisions for both a washing machine and tumble dryer.

Double doors from the kitchen open into the vaulted **Atrium**, featuring oak framed glazed apices to both the front and rear aspects, providing a convenient alternative entrance to the property from the driveway. A **Gym** with dual aspect windows connects the ground floor internally to the **Triple Bay Coach House**.

Alongside the existing extension, planning permission was obtained for the addition of an Orangery (as indicated on the floor plan). This permission is valid indefinitely, plans are available on request.







Stairs ascend to the part-galleried **Landing**, where there is access to the loft and a window enjoys pleasant garden views. Doors open to a double width **Airing Cupboard** and into the **Five Double Bedrooms** and **Refitted Family Shower Room**.

The enviable **Principal Bedroom Suite** enjoys dual aspect windows, a range of bespoke fitted wardrobes and an Air Con unit, as well as having private use of a luxurious **En Suite Bathroom**. An oversized walk in shower with Aqualisa rainfall and handheld attachments and a double ended spa bathtub are complemented by Hansgrohe sanitary and chrome ware, and the bathroom has electric under floor heating, contrasting tiling and a heated towel rail.

The **Second Bedroom** is another generous double suite, with dual aspect windows and a refitted **En Suite Shower Room**, having a modern suite with Roper Rhodes vanity wash basin, Duravit WC and corner shower, with complementary tiling and an obscured window.





There are **Three Further Double Bedrooms**, two having a range of fitted wardrobes and all enjoying idyllic views over the gardens and surround mature woodland of Weaverlake Drive.

The bedrooms share use of a modern **Shower Room** which has received a quality refit to include double width walk in shower with Aqualisa shower twin rainfall and handheld attachments, a Tissino WC and a moulded wash basin set to a gloss wall mounted vanity unit.



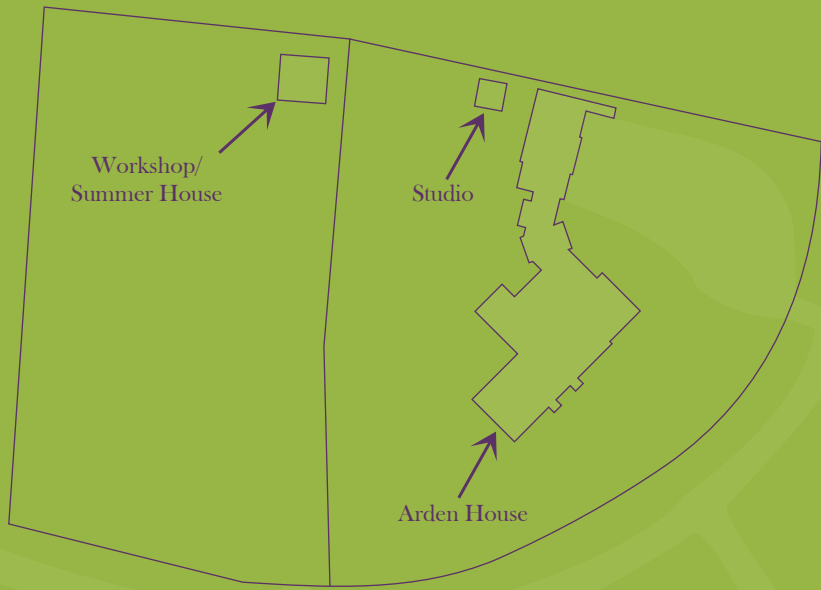
An electric intercom/fob operated gate opens from Weaverlake Drive into a sweeping block paved driveway leading to the side of Arden House and up to the **Triple Bay Coach House**. To the side of the coach house there is a wheelie bin store and a further gated and covered garden store, with mature hedges providing private to the front aspect.

Insulated electric up and over doors open to each bay of the garage, and a drop-down ladder with handrails rises to a useful loft storage space above. There is potential (subject to relevant permissions) for the **Coach House** to be converted into ancillary accommodation, and planning consent permission has been previously obtained to add a leisure complex to the rear of the garage to include a swimming pool. To one of the bays there is a kitchenette, offering an ideal workshop space.

**Wrap Around Formal Gardens** extend to the side and rear of Arden House, being laid to manicured lawns and mature trees, foliage and shrubs. An expansive walled terrace laid to quality granite paving lies adjacent to the property with access into the family room and living area of the kitchen, with feature lighting throughout, exterior power and exterior water. The Hot Tub is included in the sale, and steps rise from the terrace to shaped lawns and leading to a five bar gate opens into the **Paddock**, and there is a bespoke, fully insulated and double glazed **Studio** to one side, having a composite deck terrace, full electrics and lighting.

A further arched gate with feature walled surround gives pedestrian access into the **Paddock** and to a **Kitchen Garden** with a range of raised beds and a **Summer House/Workshop**. The grass paddock is safely enclosed to all sides and houses mature woodland to one side, with a second five bar gate opening onto Weaverlake Drive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Floor Area: 3767 ft<sup>2</sup> / 350 m<sup>2</sup>**

### **Ground Floor**

- Reception Hall** 8.52 x 6.1m (approx. 27'11 x 19'11) – max
- Family Room** 6.8 x 4.32m (approx. 22'3 x 14'2)
- Lounge** 5.3 x 4.23m (approx. 17'5 x 13'10)
- Snug/Playroom** 5.63 x 3.31m (approx. 18'5 x 10'10)
- Magnificent Open Plan Living & Dining Kitchen** 11.84 x 8.27m (approx. 38'10 x 27'1) – max
- Laundry Room** 3.48 x 3.32m (approx. 11'4 x 10'10)
- Atrium** 5.37 x 2.92m (approx. 17'7 x 9'6)
- Gym** 4.27 x 4.55m (approx. 14'11 x 14'0)
- Boot Room** 3.32 x 2.02m (approx. 10'10 x 6'7)
- Cloakroom** 3.04 x 2.06m (approx. 9'11 x 6'9)

### **First Floor**

- Master Suite** 6.8 x 5.06m (approx. 22'4 x 16'7)
- En Suite Bathroom** 2.76 x 2.58m (approx. 9'0 x 8'5)
- Bedroom Two** 4.99 x 4.23m (approx. 16'4 x 13'10)
- Refitted En Suite** 1.93 x 1.76m (approx. 6'3 x 5'9)
- Bedroom Three** 5.64 x 3.48m (approx. 18'6 x 11'5)
- Bedroom Four** 4.01 x 3.68m (approx. 13'2 x 12'0)
- Bedroom Five** 3.53 x 3.15m (approx. 11'7 x 10'4)
- Refitted Shower Room** 2.8 x 1.76m (approx. 9'2 x 5'9)

### **Coach House with Loft Storage above**

- Garage One** 5.4 x 2.9m (approx. 17'9 x 9'6)
- Garage Two** 6.0 x 4.6m (approx. 19'8 x 15'1)
- Garage Three/Workshop** 4.2 x 2.6m (approx. 13'9 x 8'6)
- Garden Studio** 2.96 x 2.96m (approx. 9'8 x 9'8)

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