



Gospel Oak House

Newborough Staffordshire

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Thorney Lanes Newborough Staffordshire

Set within established $\frac{3}{4}$ acre grounds and being offered with no upward chain is Gospel Oak House, an exceptional detached family residence overlooking breathtaking Staffordshire countryside views. Residing in a most tranquil setting bordering the premier villages of Newborough and Hoar Cross, Gospel Oak House offers generously extended interiors ideal to suit a growing family, alongside potential to extend/remodel further if desired. Five good sized bedrooms are serviced by a modernised en suite and family bathroom, with ample living accommodation including two reception rooms plus a fabulous family room offering ideal potential for conversion into an annexe, games room or home office.

An impressive galleried reception hall leads into two spacious reception rooms and the modernised breakfast kitchen, all of which enjoy idyllic views over the gardens and countryside beyond. From the kitchen there is a large inner hallway having access into a utility, cloakroom and a boot room which offers a secondary entrance to the front, with stairs also rising to a versatile fifth bedroom/home office. Double doors open into a versatile family room where twin sets of double doors overlook idyllic views to the rear.

To the first floor there are four excellent double bedrooms sharing use of the family bathroom, with the master also having a private en suite and a balcony highlighting exceptional countryside views.

A pillared entrance leads up to the property where there is ample parking, and gardens extend to the side and rear of Gospel Oak House enjoying an excellent degree of privacy and being a sunny space to enjoy the tranquil setting.



whathreewords:

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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: 0.8 mile



Lichfield Rail Station: 12 miles
Burton Rail Station: 9 miles



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



Blithfield Reservoir: 6 miles
Cannock Chase: 15 miles



Birmingham Airport: 33 miles
East Midlands Airport: 27 miles

The front door opens into a **Porch** with impressive vaulted ceilings and a glazed gable, which leads in turn into an impressive **Galleried Reception Hall** opening to the landing above. A picture window overlooks the pillared entrance, the hallway has wood flooring and double doors open into the **Sitting Room** which features dual aspect windows and a wood burning stove set to stone hearth. The **Sitting Room** opens into the **Dining Room**, where french doors open out to a pretty south facing paved terrace ideal for alfresco dining, with a further door leading into the modern **Breakfast Kitchen**.

Windows and a door overlook exceptional rural views to the rear, and the **Kitchen** is fitted with a range of gloss wall, base and full height units having oak Butcher block style worktops, housing an inset sink and a range of integrated appliances including dishwasher, double ovens, induction hob and fridge. Slate flooring extends throughout, the island units houses a breakfast bar and a door opens back into the **Reception Hall**.





A glazed door leads into the **Inner Hallway**, a spacious reception area having slate flooring and stairs rising to a versatile **Fifth Bedroom/ Study**, an ideal guest bedroom, home office or games room having dual aspect windows enjoying pleasant views. The hallway also leads into a superb **Family Room**, a generously proportioned reception room offering plenty of scope for uses as an additional living room or for conversion into an annexe. Full height windows overlook the front and twin French doors open out to the rear garden highlighting idyllic views beyond. From partway across the hall there is under floor heating extending into the utility, cloakroom, family room and store.

Also from this hallway are a **Boot Room**, **Cloakroom** with WC and wash basin and a **Utility** which houses space for a washing machine and tumble dryer as well as having a door opening out to a charming covered terrace. The **Boot Room** is positioned to the front offering a useful secondary entrance into the property.

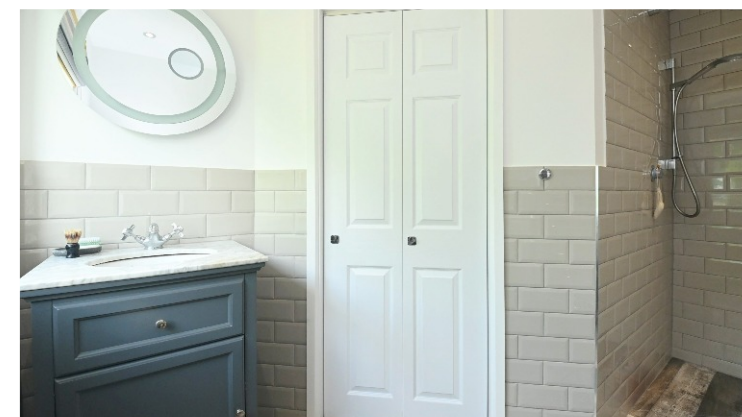




A full height window at the half landing overlooks the fore gardens, with the **Galleried Landing** leading off into a large **Airing Cupboard** and to the **Four Bedrooms** and **Family Bathroom**.

The **Master Suite** benefits from a modernised en suite with marble topped wash basin and level access shower, as well as a private Balcony with ornate balustrade highlighting the exceptional countryside setting.

Three Further Double Bedrooms, each enjoying idyllic garden and rural views, share use of the refitted **Family Bathroom**, comprising a five piece suite having marble topped vanity basin, freestanding bathtub, bidet and a double level access shower.







Gospel Oak House is positioned on the delightful Thorney Lanes, at a secluded and peaceful elevated position overlooking far-reaching views down towards the village of Newborough and to its distinguished church spire. A brick pillared entrance opens into a sweeping tarmac driveway which leads through mature trees to a large parking area to the front of the property, providing parking and turning space for a number of vehicles. Beautifully tended gardens laid to lawns and mature borders extend to the front offering potential (subject to relevant permissions) to build garaging.

The plot totals a generous **0.75 Acre** and wraps around the front, side and rear of Gospel Oak House, enjoying an excellent degree of privacy and outstanding views. To the side of the property is a pretty south facing paved terrace providing an ideal alfresco dining area, with gardens to the front and side bordered by mature hedges. To the rear there is a further terrace with a pergola above, there is a wildlife pond edged with well stocked borders, and a post and rail fence highlights idyllic countryside views towards Newborough and its unusual church spire. There is extensive exterior lighting, power and two water points, and a door opens to the Boiler Room housing the oil boiler and to a useful **Gardeners WC** with wash basin and WC.



Floor Area: 3,422.92 ft² / 318 m²

Ground Floor

Reception Hall 4.63 x 3.13m (approx 15'2 x 10'3)

Lounge 5.57 x 4.9m (approx 18'3 x 16'1)

Dining Room 4.9 x 3.5m (approx 16'1 x 11'5)

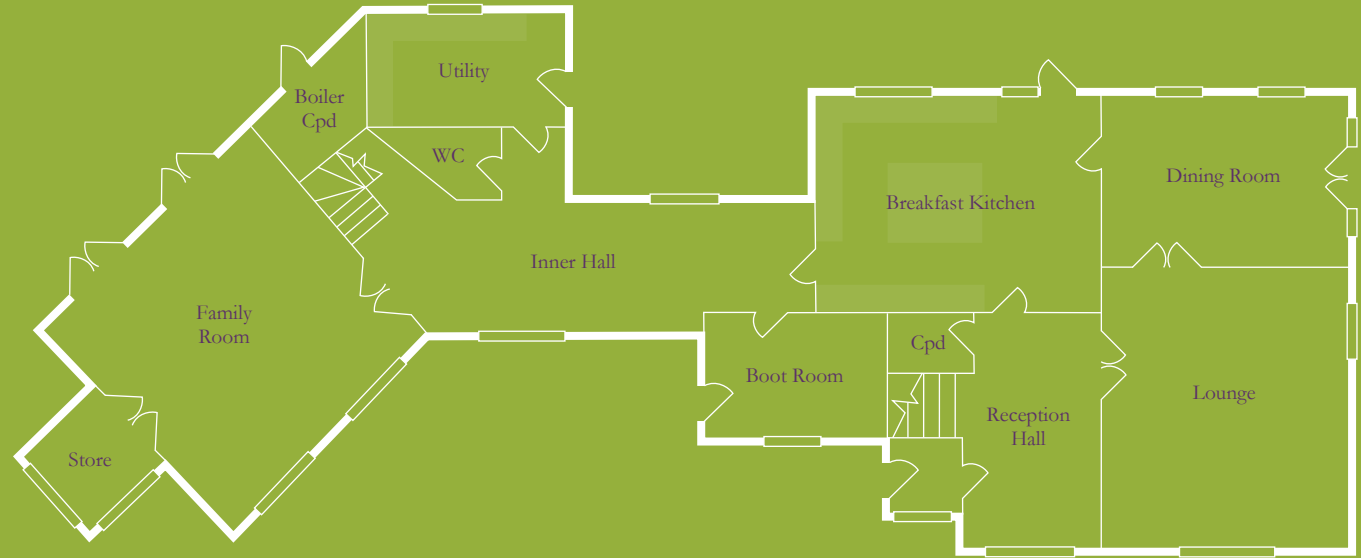
Breakfast Kitchen 5.72 x 4.4m (approx 18'9 x 14'5)

Inner Hall 7.85 x 2.18m (approx 25'8 x 7'1)

Family Room 8.2 x 6.17m (approx 26'11 x 20'2)

Store 3.34 x 1.58 (approx 10'11 x 5'2)

Utility 4.03 x 1.96m (approx 13'2 x 6'4)



First Floor

Master Bedroom 4.4 x 3.78m (approx 14'4 x 12'5)

En Suite 3.13 x 2.04m (approx 10'3 x 6'8)

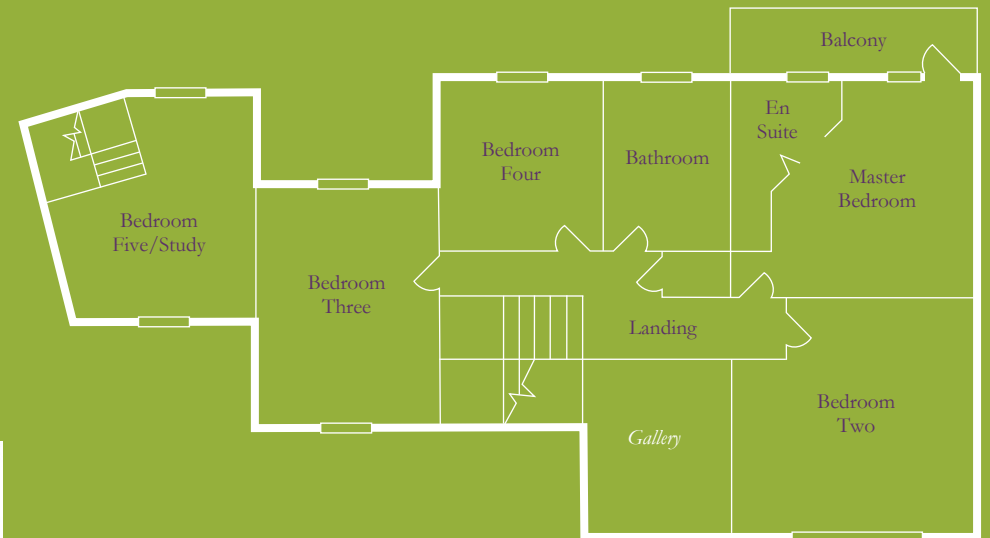
Bedroom Two 4.93 x 4.75m (approx 16'1 x 15'6)

Bedroom Three 4.88 x 3.63m (approx 16'0 x 11'10)

Bedroom Four 3.53 x 3.05m (approx 11'6 x 10'0)

Family Bathroom 3.5 x 2.56m (approx 11'5 x 8'4)

Bedroom Five (separate staircase) 5.43 x 4.63m (approx 17'9 x 15'2) – max, restricted headheight



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	79 C
39-54	E		
21-38	F		
1-20	G		



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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavor to ensure all are as accurate as possible, but are advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by their own inspection of the property. If any features or information in these particulars, we have not stated are 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.

Since the change in legislation from 1st March 2019 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.