

Chiltern House

Gorse Lane, Lichfield





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Gorse Lane, Lichfield, WS14 9HQ

Outstanding five bedroomed executive detached house with four bathrooms and a double garage.

**Sought After Location with Extensive Rear Garden,
Magnificent Living Kitchen opening to the Family Room,
Five Bedrooms each with walk-in or built-in wardrobes**

Highly Respected Lichfield Location



Specification

Kitchen / Breakfast / Family Room : Individually designed fitted kitchen with a full integrated range of contemporary designed units and appliances.

Neff built-in oven with warmer drawer

Neff induction hob

Neff stainless steel extractor fan - Lux air island hood

Neff microwave combination oven

Dishwasher

Neff American style fridge/freezer

Double Franke stainless steel under-mounted sink and mixer tap

Silestone quartz worktops

Under and over cupboard and LED plinth lighting

Porcelain tiled floors

Utility :

Matching contemporary units

Silestone quartz worktops

Integrated washing machine and tumble dryer

Single Franke recessed stainless steel sink

Wall mounted boiler

Guest Cloakroom /En-Suites / Bathroom :

Fitted with superb Utopia furniture

Half tiled walls

Chrome taps

Fully tiled shower cubicles and which are thermostatically controlled

Impressive Reception Hall :

Solid oak staircase leading to a Gallery Landing

Karndean flooring

Large cloaks cupboard

Electrical :

LED ceiling lighting to Hall, Gallery Landing, Kitchen/Breakfast, Family Room, Bathroom, En-Suites and Cloakroom.

Flat plate chrome sockets and light switches throughout

Electrically operated Garage doors

Drawing Room :

Contemporary Portuguese limestone and mocha beige stone fireplace with high efficiency inset camp fire logs gas fire

Satellite Network System :

This includes wiring for audio network system

Cabled for Freeview, Skyhd+, Smart TV and BT phone points

Skylink leads installed so that other rooms are capable of viewing Sky

Security :

Fitted with intruder alarm system

Front and rear flood lamps

External coach lamps are fitted to the front, side and rear of property

General :

All reception rooms and bedrooms have coving

Deep moulded skirting boards and architrave

Bedrooms One, Two, Three, Four and Five come with walk-in wardrobes/or wardrobes

Internal doors are oak and double doors half glazed

Outside :

Paths, patios and terrace are laid with riven slabs

The spacious driveway is brick paved to a Double Bay Garage

Front and rear gardens are landscaped and turfed

Outside tap

*An individually designed detached property built by the renowned
Multi Award Winning Firstpost Homes*

Situated on the edge of Lichfield, Gorse Lane is well placed not only for easy access into Lichfield's Cathedral city centre, but also commuter access to Birmingham (either by rail or by road) and the M6 Toll is within a few minutes drive.

Accommodation

Open porch entrance leading into the **Impressive Reception Hall** which has an oak staircase to the first floor, a **Guest Cloakroom** and large double doored cloaks cupboard. There is a **Study** with a side aspect window and a **spacious Dining Room** to the front of the property with a wide bay window. The impressive **Lounge** has a feature fireplace, there are double French doors leading to the extensive rear gardens.

The **outstanding Living Kitchen** has a wonderful range of units including an island unit with integrated appliances. The kitchen opens onto the superb **Family Room** which has double doors leading out to the rear garden.

There is also a **Utility Room**.

On the first floor the spacious **Gallery Landing** has an airing cupboard leading off and a front aspect window. The **Master Bedroom** has a walk-in wardrobe and a spacious **En Suite Bathroom**. **Bedrooms Two and Three** each have wardrobes and **En Suite Shower Rooms**. **Bedrooms Four and Five** each have fitted double wardrobes and the **Family Bathroom** includes a full suite and shower.

Outside

The property is approached by a widening block paved drive giving access to the **Double Garage** with electric up and over doors, power and lighting. There is side gated access and to the rear of the property are paved patios and a very extensive landscaped garden.





GROUND FLOOR
APPROX. FLOOR
AREA 1904 SQ.FT.
(176.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1624 SQ.FT.
(150.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3529 SQ.FT. (327.8 SQ.M.)

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Lichfield District Council

Useful Websites

www.environment-agency.gov.uk/maps
www.lichfielddc.gov.uk

JGA/220318
JGB/270318
NP/KLT/LC

Awaiting EPC Graph

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

Agents' Notes

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Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

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