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Stockhay Meadows 17 Stockhay Lane, Hammerwich,  
Burntwood, Staffordshire, WS7 0JE

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## Stockhay Meadows 17 Stockhay Lane, Hammerwich, Burntwood, Staffordshire, WS7 0JE

# £895,000 OIRO

Bill Tandy and Company are delighted and excited to be offering to the market this fabulous opportunity to get a substantial four bedroom family home with the brilliant addition of fantastic land to the rear of approximately 2.9 acres including orchard, paddock and swimming pool perfect for anyone with horses! Located on Stockhay Lane as you enter the ever-popular village of Hammerwich conveniently located close to highly regarded local schools and excellent local amenities as well as easy access to the local M6 toll and further commuter links. The property in brief comprises hall, sitting room, lounge, kitchen/diner, separate utility, ground floor shower room, four fabulous first floor double bedrooms two of which are en suite along side a family bathroom. It is impossible to describe the full extent of this fabulous property with all it offers and an early viewing is considered essential to fully appreciate what this property offers.



### OAK STORM CANOPY PORCH

having slate paved flooring and an opaque double glazed oak front entrance door opening to:

### RECEPTION HALL

having a fabulous oak staircase with chrome balustrade leading to the first floor with storage space beneath, wood effect flooring, smoke detector, modern chrome vertical radiator, decorative light point and oak internal doors opening to further accommodation.

### SITTING ROOM

4.90m x 3.60m (16' 1" x 11' 10") having a feature focal point solid fuel log burner mounted on a brick built hearth and recess with oak lintel above, two wooden framed double glazed windows to front both with fitted bi-fold shutters, ceiling light point and radiator.

### LOUNGE

5.00m x 4.50m (16' 5" x 14' 9") having fabulous feature wall with contemporary decoration and raised modern 'Dru' built-in fireplace with gas real flame effect and log inset, decorative ceiling light point, radiator, Accoya Wood double glazed french doors out to the rear with fitted bi-fold shutters.

### THROUGH KITCHEN DINER

7.40m x 3.60m (24' 3" x 11' 10") a stunning family space perfect for entertaining and having Karndean flooring, wooden framed double glazed windows to front and rear both with fitted shutters, LED recessed downlighting, further decorative hanging lights, Shaker style base and wall mounted units including deep pan drawers display cabinets, open fronted cupboards and pull-out pantry store, granite work surfaces, inset one and a half bowl sink and drainer with mono mixer tap, space for six burner Rangemaster oven with overhead extractor, fantastic central island again with granite work surface, built-in sink and drainer and Shaker style units, integrated dishwashers, under-counter lighting and door to utility.

### UTILITY

having a continuation of the Karndean flooring, ceiling light point, wooden framed double glazed windows to rear with fitted shutters, traditional stable style double glazed barn door to rear garden, wooden work surfaces to two walls, sink and drainer, Shaker style base units, space and plumbing for washing machines and tumble dryers, door to double garage and further door to:

### GROUND FLOOR SHOWER ROOM

having contemporary tiled floor, floor to ceiling tiled walls, white suite comprising wall mounted wash hand basin, low level W.C. and corner shower unit with enclosed glazed entrance doors, mains plumbed shower with dual heads and rainfall effect, ceiling light point, extractor fan, wooden framed opaque double glazed window to side with fitted shutters and radiator.

### FIRST FLOOR LANDING

A feature in itself with the central staircase having chrome balustrade, wooden framed double glazed window to front with bi-fold shutters, ceiling light point and recessed LED downlights, two radiators, loft access hatch to insulated loft and oak doors to further accommodation.



### BEDROOM ONE

4.50m x 3.30m (14' 9" x 10' 10") having twin double glazed Accoya Wood french doors with bi-fold shutters and glazed protective barriers overlooking the rear garden and swimming pool, ceiling light point, radiator, door to en suite and further door to WALK-IN WARDROBE 2.00m x 1.00m (6' 7" x 3' 3") having ceiling light point and hanging rails.

### EN SUITE SHOWER ROOM

having contemporary Porcelanosa tiled floor and walls, modern suite with shaped low level W.C., wash hand basin with white high gloss storage cupboard beneath and wall mounted vanity mirror and light and contemporary double shower with mains plumbed shower with dual heads and rainfall effect, recessed LED downlights, heated towel rail and wooden framed opaque double glazed window to side with bi-fold shutters.

### BEDROOM TWO

5.20m x 3.00m (17' 1" x 9' 10") having twin Accoya Wood UPVC double glazed french doors with glazed protective barriers opening to the rear giving fantastic views over the paddocks and gardens and having bi-fold shutters, ceiling light point, radiator and door to:

### EN SUITE WET ROOM

having non-slip flooring, Porcelanosa floor to ceiling contemporary tiled walls, modern suite comprising low level W.C., Porcelanosa wash hand basin and vanity mirror with wall light and mains plumbed dual head shower with rainfall effect, recessed LED downlights, extractor fan and wooden framed opaque double glazed window to rear with bi-fold shutters.

### BEDROOM THREE

4.60m x 2.90m (15' 1" x 9' 6") having two wooden framed double glazed windows to front both with bi-fold shutters, ceiling light point and radiator.

### BEDROOM FOUR

3.60m x 2.50m (11' 10" x 8' 2") having ceiling light point, radiator and wooden framed double glazed window to front with bi-fold shutter.



#### FAMILY BATHROOM

3.60m x 2.00m (11' 10" x 6' 7") having a lovely centrally positioned slipper bath with independent hot and cold taps and gravity fed shower, shaped contemporary low level W.C., contemporary wash hand basin mounted on work surface with useful storage drawer below, Porcelanosa tiled floor and floor to ceiling tiled walls, recessed downlights, extractor fan, contemporary heated towel rail and wooden framed opaque double glazed window to rear with b-fold shutters.



#### OUTSIDE

The property is set back from the road behind a double gated entrance and picket fence boundary before a pebble driveway suitable for several vehicles leading to the double garage, storm porch front entrance and round to the side of the property where there is a double door vehicular entrance to the rear of the property perfect for horse boxes and access to the EV charger. There is a delightful landscaped foregarden having lawn, bedding plant border with various mature shrubs, bushes and bedding plants. The rear garden is an absolutely fabulous space having lovely slate paved patio area running the full width of the property and providing lovely seating areas, The main garden is laid to lawn and there is beautiful central swimming pool measuring 31ft x 18ft with a slate paved boundary extending into a further seating area. There are lovely landscaped borders with mature shrubs and plants, two separate outbuildings both being brick built. Outbuilding one is used as a shed for the swimming equipment having UPVC composite double glazed front entrance door with slate pitched tiled roof and composite double glazed UPVC window to side. The further brick built outbuilding is used as a storage shed having a slanted flat roof, wooden framed split barn door entrance, wooden framed opaque double glazed window to rear, light and power and filter system for the swimming pool. The gardens themselves are beautifully landscaped with bedding plant borders, mature trees and even a lovely pond to the rear. At the back of the gardens you do then find a further wooden barn gate taking you through to the first of two paddocks. These are currently used as allotments with greenhouse, hardstanding area for good sized sheds and a grass paddock with a deep wildflower boundary. An opening leads you through to a further paddock/orchard currently having polytunnel for growing vegetables again, mainly grassland and fruit trees ranging from Damson, Sloe berries, Apples and Grape vine with a natural hedge boundary surrounded by farmer's fields which neighbours. I'm sure you can appreciate the opportunities are endless and properties with this sort of land do not come available very often.



#### DOUBLE GARAGE

5.30m x 4.90m (17' 5" x 16' 1") approached via two side opening double garage entrance doors and having various power points, boiler, compressed pressurised cylinder and two ceiling light points.

#### COUNCIL TAX

Band E.

#### AGENTS NOTE

We have been advised that a previous owner of the property has added an Uplift clause to the land at the rear stating they would be entitled to 40% of the profit if any new dwelling are to be built on the land within 60 years starting 23/6/2009.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

#### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

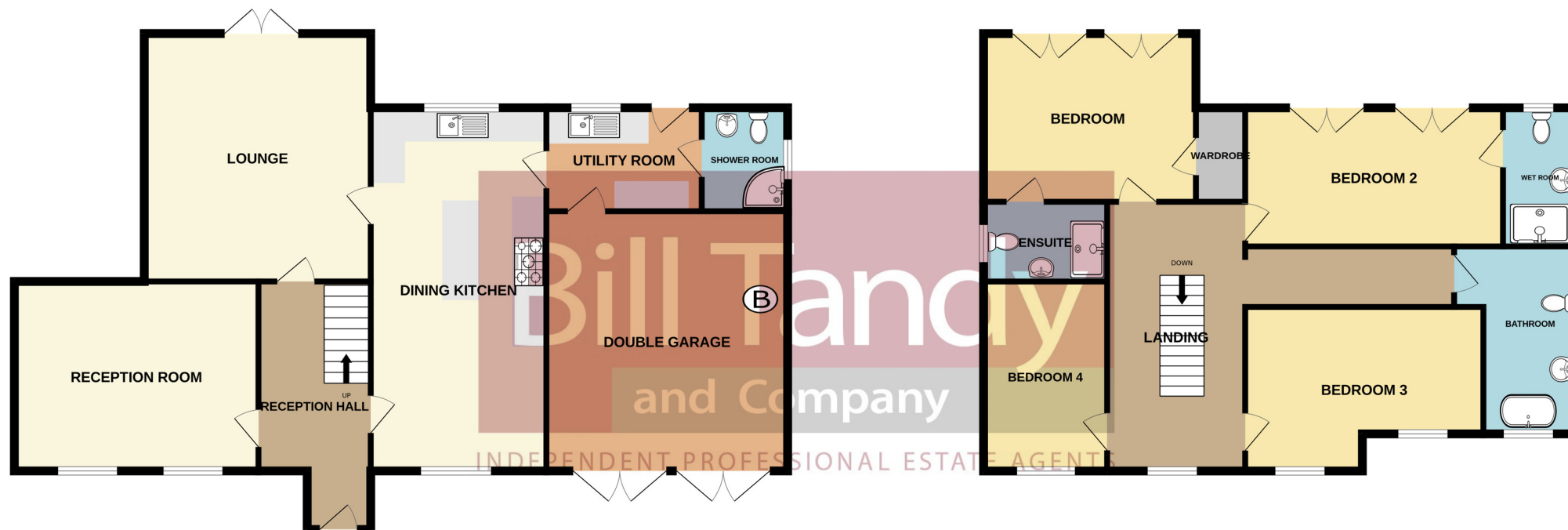
#### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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