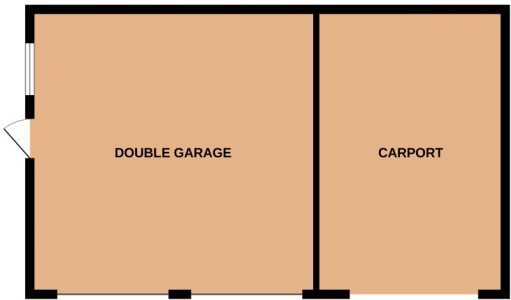




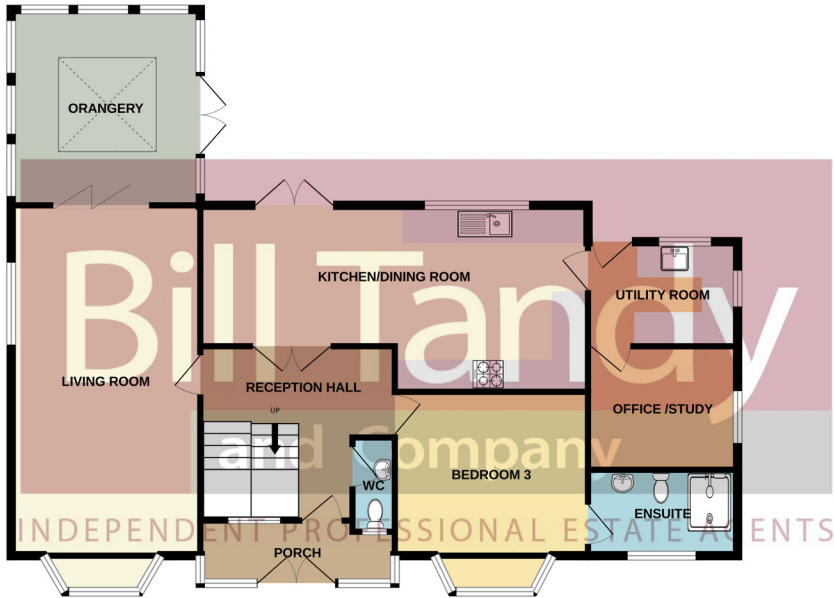
Oak Tree Farm, Bramble Lane, Burntwood, Staffordshire
WS7 9AU

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

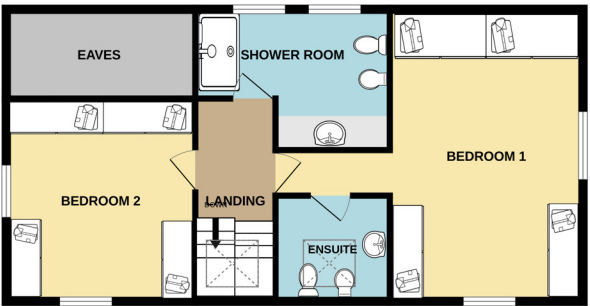
OUTBUILDINGS



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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Oak Tree Farm, Bramble Lane,
Burntwood, Staffordshire, WS7
9AU

£695,000 Freehold

Bill Tandy and Company are excited to be offering to the market this rare opportunity to secure a fabulous detached dormer bungalow on the sought after Bramble Lane which lies just on the very edge of the ever-popular Hunslet development. Having been here since before the Hunslet development was even built, this exclusive yet secluded property offers a wealth of accommodation to a range of buyers. The dormer bungalow has been updated to a very high specification throughout, and the flexible accommodation layout along with the wrap-around gardens offer an abundance of opportunity to a range of potential purchasers. Sitting on approximately a quarter of an acre plot, the property has landscaped gardens wrapping completely around the property whilst also having plenty of parking, detached double garage and car port. The property itself briefly comprises porch, hall, guests cloakroom, through living room with orangery at the rear, extended dining area and kitchen, utility, designated office or studio, ground floor third bedroom with stunning en suite shower room, two first floor double bedrooms, one with en suite cloakroom, and a family shower room. The property must be visited in person to fully appreciate the spacious accommodation and quality of finish throughout this property.



PORCH
approached via UPVC opaque double glazed double French doors with opaque double glazed matching side panels and having two UPVC opaque double glazed windows to each side, ceiling light point, Karndean flooring and opaque glazed wooden door opens to:

RECEPTION HALL
having wooden framed opaque glazed window looking into the porch, decorative ceiling light point, radiator, stairs to first floor with under stairs storage cupboard, radiator and doors to further accommodation.

GUESTS CLOAKROOM
having low level W.C. with hidden cistern, wall mounted wash hand basin, half height ceramic tiling, heated towel rail and wooden framed opaque glazed window looking into the porch.

LIVING ROOM
6.70m x 3.60m (22' 0" x 11' 10") having wooden flooring, and benefiting from lots of natural light from the UPVC double glazed window to side, UPVC double glazed bay window to front, UPVC double glazed bi-fold doors leading to the orangery, stunning bespoke oak units fitted to one wall creating fabulous drink cabinets, display cabinets and concealed storage all working round a grand feature fireplace with decorative oak mantel with beautiful ornate carvings and built-in mirror above, housing a decorative gas fire with ornate cast-iron style designs with real flame coal effect all sitting on a granite hearth. There is a continuation of the oak woodwork morphing into half height wood panelling with built-in corner displays units, picture rails, two radiators with decorative covers and two ceiling light points. Bi-fold doors open to:

ORANGERY
3.80m x 3.50m (12' 6" x 11' 6") a superb bright space to sit and enjoy the gardens having UPVC double glazed windows to three sides, French doors to rear patio, a fantastic lantern roof with tinted glass for temperature control, ceramic tiled flooring, recessed LED lighting and radiator.

DINING AREA
3.80m x 2.70m (12' 6" x 8' 10") approached via wooden double doors and having contemporary Karndean flooring flowing through to the kitchen, ceiling light point, two modern vertical radiators and UPVC double glazed French doors leading out to the rear patio.

KITCHEN AREA
3.60m x 3.60m (11' 10" x 11' 10") having modern Shaker style units with marble work tops above, inset one and a half bowl sink and drainer, inset electric hob, eye-level double oven, integrated dishwasher, large UPVC double glazed window overlooking the rear garden, LED recessed downlights and door to:

SEPARATE UTILITY
3.00m x 2.00m (9' 10" x 6' 7") having a continuation of the Karndean flooring, modern Shaker style units with marble work surface above, inset Belfast sink with mono mixer tap, corner cupboards housing the combination boiler, space and plumbing for white goods, UPVC double glazed windows to rear and side, UPVC double glazed door leading out to the rear garden, radiator, recessed LED downlights and door to:



OFFICE/STUDIO
2.90m x 2.40m (9' 6" x 7' 10") having wood flooring, recessed LED downlights, UPVC double glazed window to side and radiator.

GROUND FLOOR BEDROOM THREE
3.60m x 3.00m (11' 10" x 9' 10") having feature UPVC double glazed bow window to front, ceiling light point, radiator and door to:

EN SUITE SHOWER ROOM
having contemporary ceramic flooring, matching ceramic wall tiling, corner shower enclosure with mains plumbed shower fitment and glazed sliding door entrance, built-in units housing the wash hand basin with high gloss storage below and W.C. with hidden cistern and mirrored wall mounted cupboard above, UPVC opaque double glazed window to front, recessed downlights, extractor fan and heated towel rail.

FIRST FLOOR LANDING
having double glazed Velux window, radiator, ceiling light point and doors leading off to further accommodation.

BEDROOM ONE
3.60m x 3.60m min not into wardrobe space (11' 10" x 11' 10" min not into wardrobe space) having built-in wardrobes to three walls, UPVC double glazed windows to front and side, decorative ceiling light points, three wall light points, recessed downlights, built-in wardrobes with sliding doors, one being mirrored, on the back wall and archway leading to:

EN SUITE W.C.
1.80m x 1.80m (5' 11" x 5' 11") having marble floor and wall tiling, double glazed Velux window, modern vanity wash hand basin with grey high gloss storage drawers below, bidet, W.C. with hidden cistern, modern high gloss storage cupboard, recessed downlights, heated towel rail and wall mounted shaver socket.



BEDROOM TWO
3.80m min not into wardrobe space x 3.60m (12' 6" min not into wardrobe space x 11' 10") having UPVC double glazed windows to front and side, built-in wardrobes to three walls, ceiling light point and radiator with decorative cover.

CONTEMPORARY SHOWER ROOM
having contemporary ceramic tiled floor and walls, double shower enclosure with mains plumbed dual head shower fitment with rainfall effect, W.C. with hidden cistern, bidet, modern Shaker style vanity units including inset wash hand basin, built-in illuminated mirror with glazed shelving and cupboard storage, shaver socket, low level cupboards with quartz effect work surface above, heated towel rail, LED recessed downlights, extractor fan and two UPVC opaque double glazed windows to rear.

OUTSIDE
To the side of the property there is gated access to a vast block paved driveway suitable for multiple vehicles which leads to the detached double garage and car port, and a block paved pathway leads to the front porch and continues all the way around the property. There is a decorative wall with timber side gate leading to the rear of the property and there is a lovely paved patio area, block paving and lawns, half height decorative shaped walls, bedding plant areas with mature shrubs and hedges, brick built decorative archway to rear framing the fantastic foliage, conifer tree boundary to one side and a couple of oak trees which do have Tree Preservation Orders. Its not very often you get centralised properties with wrap-around gardens and this is quite a joy to behold for any buyer.

DETACHED DOUBLE GARAGE
5.50m x 5.50m (18' 1" x 18' 1") approached via double electrically operated entrance doors and having pitched roof for additional storage, power and lighting, UPVC opaque double glazed window to side and UPVC opaque double glazed door to garden.

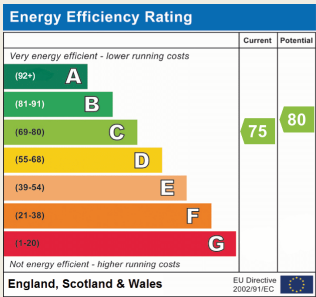


CAR PORT
having UPVC double glazed window to side and polycarbonate roof.

COUNCIL TAX
Band F.

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/>

ANTI-MONEY LAUNDERING AND ID CHECKS
Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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

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.