

# Overton Lane

Hammerwich, Burntwood, WS7 0LQ

John German











## **Overton Lane**

**Hammerwich, Burntwood, WS7 0LQ**

**£700,000**

**An impressive detached Georgian family residence situated within the highly sought after village of Hammerwich.**



Overton Manor House is an impressive Georgian detached family home believed to date back to the late 18th Century. The home occupies a fantastic position within the quiet village of Hammerwich, with far reaching countryside views to the front towards Lichfield's three spired cathedral. It is possible to walk from the front door and take advantage of the many footpaths around the village and surrounding countryside.

Only a short drive away is the cathedral city of Lichfield, which offers a variety of attractions including the beautiful Beacon Park, a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. In addition, the nearby town of Burntwood provides a range of local shops and services including a Co-op supermarket, doctors' surgery, pharmacy, hairdressers, a selection of country pubs and a leisure centre. For commuters, nearby road links from the property include the M6 Toll, A5 and the A38 and a choice of railway stations in the cathedral city of Lichfield. For schools, the property falls in the catchment of Ridgeway Primary Academy and, for secondary education, the Erasmus Darwin Academy.

This detached family home spans over 2,700 square feet and offers accommodation over two floors with the added benefit of a cellar and a large attic space. The current owners have done a fantastic job retaining several Georgian features throughout the home whilst also improving and modernising the property throughout their several years of ownership.

Internally the property comprises entrance hallway with doors off leading into the dining room and living room. The formal living room has an impressive Inglenook fireplace with open fire and tiled hearth, window to the front aspect, window to the side aspect, carpeted flooring and wall light points.

The dining room is a fantastic room for entertaining family and friends, with an exposed beam to the ceiling, wall light points, window to the front aspect, carpeted flooring, double doors leading into the conservatory and a door leading into the inner hallway. The inner hallway has stunning panelled walls with newly fitted carpeted stairs rising to the first floor landing, a door leading down to the cellar and doors opening into the living room and kitchen/diner.

The kitchen/diner is a superb space with an extensive range of solid Ash wall and base units with granite worktops, tiled splashbacks, an Aga cooker, inset gas hob and a range of integrated appliances. The kitchen benefits from Fired Earth tiled floor and wall tiles, exposed beam to the ceiling and spotlights.

There is a separate utility room with space and plumbing for a washing machine and dishwasher and a cupboard housing the newly fitted Megaflow water and heating system. A door leads out to the side of the property and a second door into the guest cloakroom.

Upstairs there are four bedrooms: three spacious doubles and one smaller single bedroom. The master bedroom has fitted wardrobes, carpeted flooring, window to the front aspect with far reaching views towards the cathedral and its own en suite shower room.

The modern family bathroom has recently been re-fitted with a modern suite comprising floor to ceiling tiles, white panelled bath, low level WC, wash hand basin, shower cubicle with mains shower, mirrored bathroom cabinet and spotlights to the ceiling.

Outside to the front of the property is an extensive gated gravel driveway providing off-road parking for several vehicles along with access to the double garage. To the rear of the property is a beautifully landscaped fully enclosed garden with an ornamental pond and waterfall, decked patio seating area and a variety of plants, trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the 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.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfelddc.gov.uk](http://www.lichfelddc.gov.uk)

**Our Ref:** JGA/19122023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F













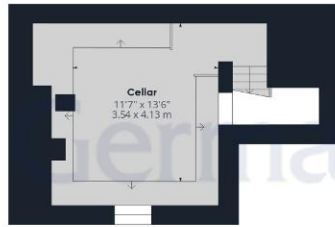




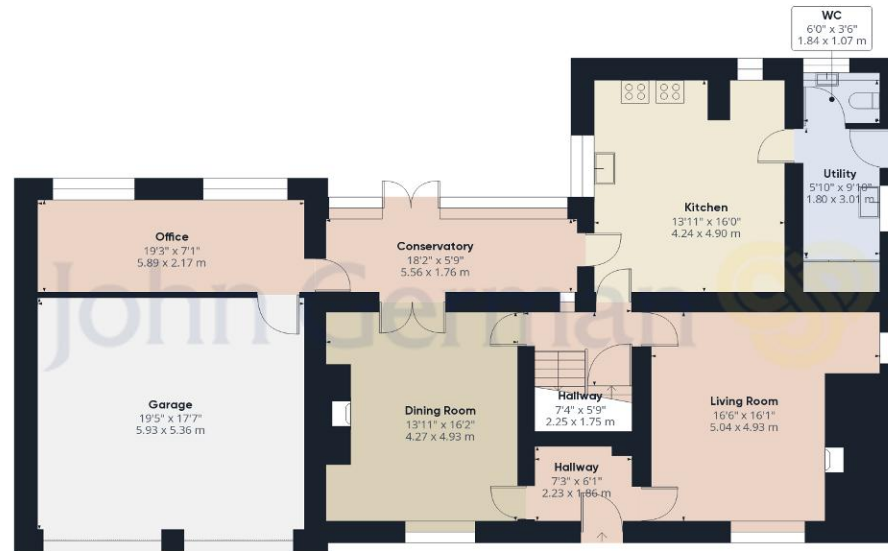






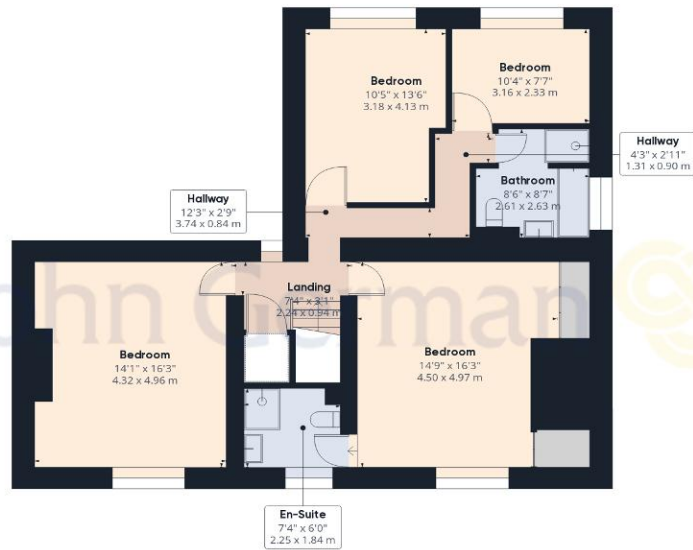


Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
 2705.46 ft<sup>2</sup>  
 251.35 m<sup>2</sup>



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

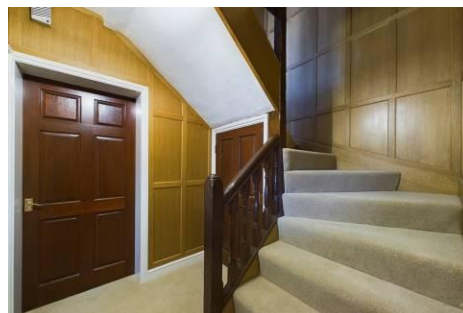
### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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