



Oaklands Farm Lower Rudge, Pattingham, Wolverhampton, Shropshire, WV6 7EB

# Oaklands Farm Lower Rudge, Pattingham, Wolverhampton, Shropshire, WV6 7EB

In large garden of around 0.7 of an acre, this large residence is in a stunning location with far reaching farmland views. Just on the outskirts of Pattingham, this is a desirable location with easy access into the West Midlands. NO UPWARD CHAIN. Pattingham - 1.5 miles, Wombourne - 6.8 miles, Wolverhampton - 7.4 miles, Bridgnorth - 7 miles, Telford- 15.5 miles, Stourbridge - 12.5 miles, Birmingham - 25.1 miles. (All distances are approximate).

## LOCATION

Oaklands Farm stands in a convenient and accessible position lying just off the Wolverhampton to Bridgnorth Road (A454) and is within easy reach of Pattingham Village offering an excellent selection of amenities to include shops, chemist, cafe, pubs, butchers, church and a thriving village hall. Also near by is Rudge Heath General Stores offering a wide selection of everyday essential's including fresh breads and local farmer produce.

The village primary school is highly regarded with public tennis courts, play area on the village playing fields that also link to many rural walks. Motor communications are excellent with the M5, M6, M6 Toll and M54 facilitating travel to Birmingham, Telford and the entire industrial West Midlands whilst national rail services run from Wolverhampton station. This is an ideal commuting location with regular Euston London trains from Wolverhampton City Station.

The area is well served by schooling in both sectors with numerous, highly regarded schools being nearby including Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls' High School.

## FEATURES

Having undergone a comprehensive scheme of refurbishment, including new replacement windows, this outstanding detached home offers 2,395sqft of living accommodation set over two storeys with an adjoining double garage and is set within around 0.7 acres of surrounding gardens. There are four double bedrooms, two luxury bath/shower rooms, an impressive dual aspect living room and a modern open plan live in kitchen, all of which feature views from every aspect. Planning permission was passed in 2015 (now lapsed), for the erection of a part two storey, part single storey and first floor extensions; elevational alterations Ref: 15/02725/FUL.

## ACCOMMODATION

Entering into the RECEPTION HALL, there is a large GUEST CLOAKROOM/WC and a turning staircase rising to the first floor with a large under stairs storage cupboard. The OPEN PLAN DINING KITCHEN extends to around 43ft and incorporates a breakfast bar, sitting and dining area with patio doors opening out to the garden with views across the neighbouring fields. The modern kitchen is fitted with a range a matching base cupboards and drawers with quartz work tops over, inset sink unit and a range of integrated appliances to include a dishwasher, double oven and an induction hob with the provision for a fridge/freezer. A door gives integral access into the garage. There is a formal DINING ROOM with a open fire set within a surround with double doors opening into an impressive LIVING ROOM benefitting from a triple aspect providing views over the gardens and beyond, centre fireplace and French doors opening out to the rear garden.

Stairs from the hall rise to a spacious FIRST FLOOR LANDING which makes a ideal space for a dressing area or home office with windows to the front and side elevations giving much natural light with views extending to the Brown Clee. A large airing cupboard houses the pressurised hot water system. The PRINCIPAL BEDROOM SUITE offers impressive views of the rear garden and countryside beyond with an extremely spacious EN-SUITE SHOWER ROOM fitted with a modern suite to include WC, wash hand basin with vanity unit and a walk in Grohe shower. There are THREE FURTHER DOUBLE BEDROOMS to the first floor, all of which benefit from the elevated surrounding views and a FAMILY BATHROOM with feature tiling and a modern white suite to an oval bath with shower shower attachment, WC, wash hand basin and a Grohe rain head corner shower.

## OUTSIDE

From the lane, a drive leads to the farmhouse and barn conversions beyond. A private large gravelled driveway provides good parking and leads to a DOUBLE GARAGE,. The surrounding lawned gardens are bordered by native hedging and include a selection of mature trees and planting. There are far reaching views.

## TENURE:

We are advised the property is FREEHOLD. Verification should be obtained from your solicitor.

## SERVICES:

We have been advised by our client that mains water and electricity are connected. Oil fired central heating and a communal sewage treatment plant.

## LOCAL AUTHORITY:

Shropshire Council.  
Council Tax Band: D.

## FIXTURES AND FITTINGS:

By separate negotiation.

## DIRECTIONS:

Leaving Bridgnorth on the A454 towards Wolverhampton. At the Rudge Heath island take the 2nd exit keeping on the A454. Take the 2nd turning on the left signposted Rudge/Pattingham. Follow the lane along for approximately 0.8 miles where the entrance to Oaklands Court can be found on the left hand side.  
What3words - ///form.steam.member

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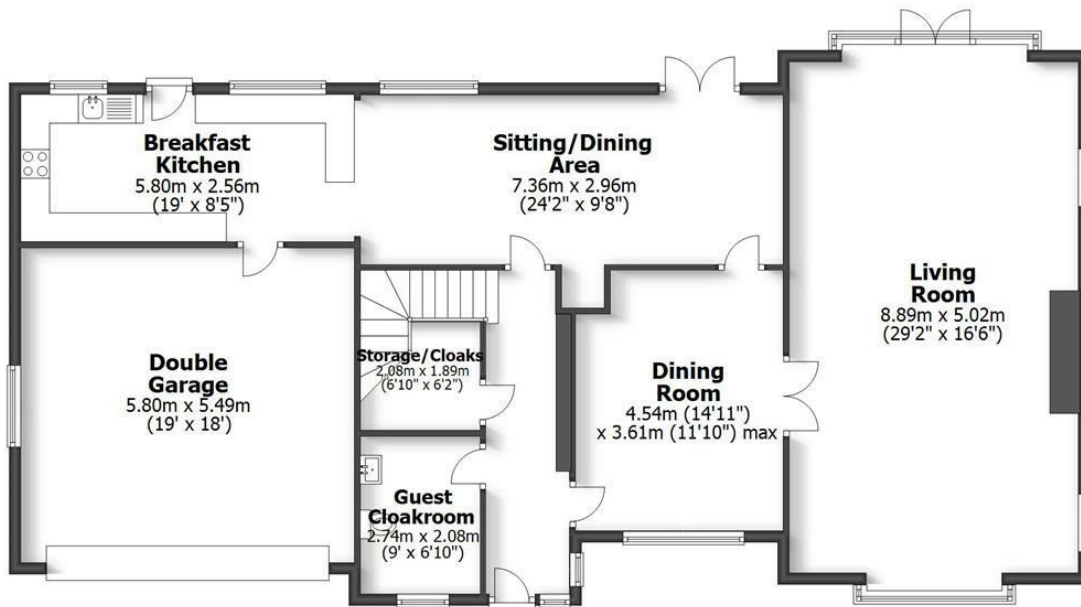
Offers Around  
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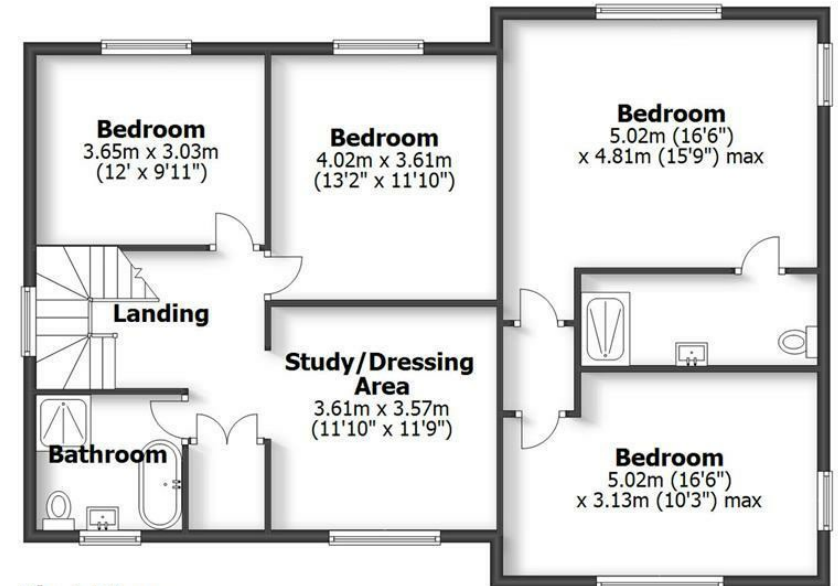
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

**OAKLANDS FARM**  
OAKLANDS COURT, LOWER RUDGE

HOUSE: 222.5sq.m. 2395.3sq.ft.  
GARAGE: 31.8sq.m. 342.4sq.ft.  
**TOTAL: 254.3sq.m. 2,737.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**





