



Middleton, Warwickshire

Carter Jonas

THE OLD SMITHY CHURCH LANE MIDDLETON B78 2AN

- Grade II listed 17th century family home
- Mature grounds extending to around 0.52 acres
- Traditional courtyard with range of outbuildings
- Four bedrooms and four reception rooms
- Countryside views

SITUATION AND LOCATION

Situated to the edge of the delightful Warwickshire village of Middleton. Excellent commuter links with M6 Toll (T3) 3 miles, M42 (J10) 10 Miles, Sutton Coldfield 5 miles, Tamworth 6 miles, Lichfield 9 miles, Birmingham 14 miles (distances approximate).

ACCOMMODATION

The ground floor comprises a reception hall; sitting room featuring a fireplace with wood burner inset in an attractive red brick surround, exposed ceiling beam work, and large bay window with French doors onto the gardens; family room; dining room with a fireplace and quarry tiled floor, and an office/snug.

Kitchen/breakfast room featuring a range of cabinets finished in cream with contrasting work tops, a Butlers sink, cooker range, integrated dishwasher, coffee machine and microwave oven. Utility room with range of cabinets with Butlers sink, and space for white goods. Cloakroom.

Principal bedroom with ensuite. Bedroom with ensuite bathroom. Two further bedrooms and house bathroom.

Outside the property has mature gardens with lawns, borders, mature trees, patio, courtyard parking, and countryside views.

Gated entrance into a traditional courtyard with a range of outbuildings comprising garages and useful store buildings.

A SUBSTANTIAL 17TH CENTURY PROPERTY, LISTED GRADE II FOR ITS ARCHITECTURAL AND HISTORICAL IMPORTANCE. THE HOUSE STANDS IN 0.52 ACRES, WITH A TRADITIONAL COURTYARD SETTING, GARAGES, OUTBUILDINGS, AND COUNTRYSIDE VIEWS.







FURTHER INFORMATION

Oil-fired central heating
LPG gas cooker range
Mains water and electricity
EPC rating:- E
Council tax: - Band G

AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 825m from the line.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions B78 2AN





Approximate Gross Internal Area 3135 sq ft - 291 sq m

Cellar Area 139 sq ft – 13 sq m
 Ground Floor Area 1584 sq ft – 147 sq m
 First Floor Area 1412 sq ft – 131 sq m
 Garage Area 398 sq ft – 37 sq m
 Outbuilding Area 419 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	40 E	
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.