

DEANSLADE FARM CLAYPIT LANE
LICHFIELD
WS14 0AG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

SUMMARY DESCRIPTION

A beautifully appointed, newly built detached family home forming part of an exclusive development on the rural edge of the cathedral city of Lichfield.

Constructed to an impressive specification by the highly regarded Firstpost Homes, Burlington House offers approximately 3,260 sq ft of elegant and versatile accommodation, thoughtfully arranged over two floors in a highly desirable semi-rural setting.

The accommodation is centred around a superb open-plan kitchen, dining and living space, designed for modern family life and entertaining, with bi-folding doors opening directly onto the rear garden. Further reception space includes a separate drawing room and dining room, while the first floor provides five bedrooms, including a generous principal suite, three en suites and a beautifully appointed family bathroom.

Positioned within Deanslade Court, the property enjoys attractive countryside views to the front, a private landscaped rear garden, driveway parking and an integral double garage.

SPECIFICATIONS

Central heating throughout

Chrome sockets and light switches throughout

BT Fibre ready

Smart home ready

Includes wiring for data network system

All cabled to a centralised comms cupboard

Cabled for Freeview, Sky Q, Smart TV and BT phone point

Skylink leads installed so that other rooms are capable of viewing Sky

Multiroom audio system to lounge and family room

White PVC windows and A rated glass units

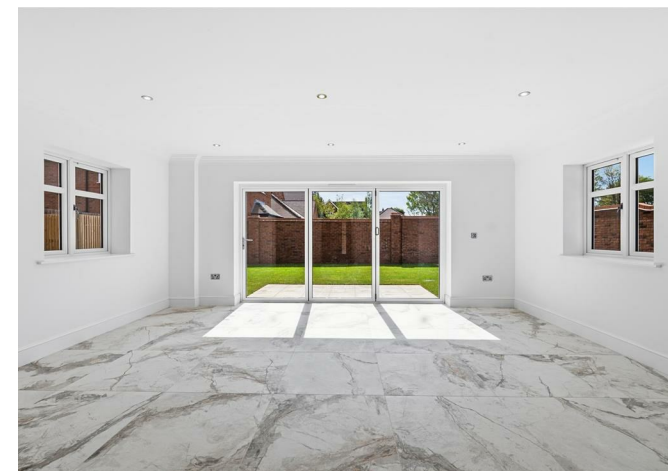
Fitted with intruder alarm system

Hard wired CCTV

EPC Rating: TBC

Approximate Gross Internal Area: 3,260 sq ft / 302.9 sq m

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Deanslade Farm occupies a particularly appealing position on the rural edge of Lichfield, offering the rare combination of a peaceful setting with excellent access to the amenities of the city centre. The development is well placed for those seeking a high-quality family home within easy reach of countryside walks, local schools, shops, restaurants and commuter routes.

Lichfield is a highly regarded cathedral city, renowned for its historic charm, vibrant centre and excellent range of amenities. The city offers a wide selection of independent shops, cafés, restaurants and everyday facilities, together with cultural landmarks including Lichfield Cathedral and Beacon Park.

For commuters, Lichfield provides excellent rail connections, with both Lichfield City and Lichfield Trent Valley stations offering services to Birmingham and beyond. The surrounding road network gives access to the A38, A5, M6 Toll and wider Midlands motorway network, making the location particularly convenient for Birmingham, Sutton Coldfield, Tamworth and Burton upon Trent.

The property is also well positioned for a range of respected schooling options, both state and independent, together with leisure facilities, golf clubs and countryside pursuits in the surrounding Staffordshire villages.

Description of Property

Burlington House is an impressive newly built detached residence, carefully designed to provide generous, light-filled accommodation with a superb flow between the principal living spaces.

The property is approached via a smart frontage, with a block-paved driveway providing parking and access to the integral double garage. The handsome red brick elevations, feature gables, detailed brickwork and traditional proportions create an attractive and timeless exterior, while internally the house offers a fresh, contemporary finish throughout.

The front door opens into a spacious reception hallway, immediately setting the tone for the home. Large-format porcelain-style floor tiling, crisp neutral decoration, recessed lighting and a handsome oak staircase create a bright and elegant first impression. The hallway provides access to the principal ground-floor rooms, together with a guest WC, utility room and integral garage.

The heart of the home is the superb open-plan kitchen and living area, a beautifully proportioned space extending across the rear of the property. The kitchen is fitted with an excellent range of shaker-style cabinetry, complemented by sleek work surfaces, a central island and a range of integrated appliances. There is space for informal dining, while the open-plan layout provides a highly versatile family living area with direct access to the garden through bi-folding doors. The scale of this room is a particular feature, offering a wonderfully sociable environment for everyday family life, entertaining and relaxed dining. The large rear glazing allows natural light to flood the space, while the view and access onto the garden creates an easy connection between indoors and outdoors.

A separate dining room sits adjacent to the kitchen, offering a more formal space for entertaining. French doors open from the dining room to the garden, further enhancing the flow of the ground floor and providing

additional flexibility depending on how a buyer wishes to live.

The drawing room is an elegant separate reception room, positioned to the front of the house and enjoying views towards the surrounding countryside. With a bay-style window, generous proportions and a contemporary gas fire creating an attractive focal point, it offers an ideal formal sitting room or evening retreat.

Completing the ground floor is a useful utility room, positioned off the kitchen and a guest WC from the hall.

To the first floor, the spacious landing leads to five well-proportioned bedrooms. The principal bedroom suite is a particularly impressive room, enjoying generous dimensions, a dedicated walk in wardrobe and a beautifully appointed en suite bath/shower room.

Bedroom two is also a spacious double bedroom and benefits from its own en suite shower room and walk in wardrobe. Bedroom three provides a further double bedroom with en suite facilities, while bedrooms four and five are both double bedrooms with bedroom four having jack-and-jill access into the family bathroom.

All en suites and the family bathroom are fitted with contemporary sanitaryware and tiling, in keeping with the quality and finish found throughout the home.

GARDENS AND GROUNDS

Externally, the property is approached over a large block-paved driveway providing private parking and access to the integral double garage. The front garden is neatly landscaped, with lawned areas and planted borders enhancing the attractive street scene within the development.

To the rear, the property enjoys a private landscaped garden, enclosed by brick walling and fencing. A paved terrace spans the rear of the house, accessed directly from both the open-plan kitchen/living area and dining room, creating an ideal space for outdoor dining and entertaining during the warmer months.

The garden is principally laid to lawn, offering a safe and manageable space for family life, while the orientation and arrangement of the house allow the rear living spaces to enjoy a bright and open outlook.

A further highlight of the property is the attractive countryside view to the front, which gives the home a sense of openness and connection to its semi-rural setting.

Distances

Lichfield City Centre – approximately 2 miles

Sutton Coldfield – approximately 9 miles

Tamworth – approximately 9 miles

Birmingham – approximately 20 miles

Birmingham International/NEC – approximately 21–22 miles

M6 Toll – approximately 5–6 miles

Distances approximate.





Directions from Aston Knowles

From the agents' office at 8 High Street, Sutton Coldfield, proceed north along the A5127 through Mere Green and Shenstone towards Lichfield. Continue towards Lichfield and follow signs for the city centre. From Lichfield, proceed towards Claypit Lane, where Deanslade Farm can be found.

Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Council Tax Band: D

Average area broadband speed: 150 Mbps

Services

We understand that mains water, gas, electricity and drainage are connected. Purchasers should satisfy themselves as to the suitability and availability of all services.

Fixtures and Fittings

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles
0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: April 2026

Particulars prepared: April 2026

Buyer Identity Verification Fee

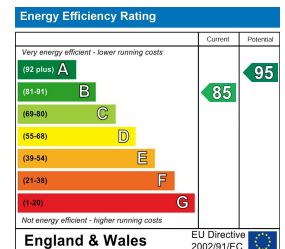
Burlington House, Plot 3 Deansale Farm, Lichfield, WS14 0AG
Approximate Gross Internal Area
302.9 sq.m. (3,260 sq.ft.)



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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