

CAMPVILLE HOUSE COPPICE LANE  
CLIFTON CAMPVILLE  
TAMWORTH  
B79 0BQ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An outstanding seven-bedroom detached home situated on a secluded plot. Boasting exceptional amenities, this is the perfect home for having everything you need in one place - you'll never want to leave!

### ACCOMMODATION

#### Ground Floor:

Entrance hall  
Guest WC  
Drawing room  
Kitchen/breakfast room  
Utility room  
Dining room  
Study  
Garden room  
Family bathroom  
Swimming pool/leisure complex

#### First Floor:

Landing  
Games room  
Seven bedrooms  
Three ensembles  
Family bathroom

#### Second Floor:

Landing  
Games room/bedroom  
Gym room/bedroom

#### Garden and Grounds:

Integrated double garage  
Detached double garage with WC  
Double private gated entrance  
Driveway for ample parking  
Expansive lawn area to rear garden with patio area

Approx Gross Internal Floor Area: 9,990 Sq Ft (928 Sq M)

EPC Rating - D

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

Residents of Campville House benefit from proximity to essential amenities within the village, including a local shop, a traditional pub, and a village hall that hosts a variety of community events.

Families with children will appreciate the availability of well-regarded schools in the surrounding area, including Clifton Campville Primary School, The Rawlett School and Landau Forte Academy. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

The village is surrounded by beautiful countryside, offering ample opportunities for walking, cycling, and horse riding. The nearby National Forest provides even more outdoor activities and scenic trails for nature enthusiasts. Additionally, the historic village church, St. Andrew's, adds to the cultural and historical richness of the area.

Transport links are convenient, with easy access to major roadways such as the A38 and A5, facilitating travel to Tamworth, Lichfield, and Birmingham. Tamworth train station offers efficient rail services for commuting and travel further afield.

## Description of Property

Enter through the porch into the expansive hallway, which provides access to the reception rooms and features two sets of stairs on both the left and right, leading up to the first-floor balcony-style landing. This design creates an open, airy feel with elevated ceilings that add a touch of grandeur. A guest WC is conveniently located in the hallway, along with additional access to the ground floor wet room, which also connects to the swimming pool/leisure area.

To the right, through double doors, is the large drawing room, a perfect space filled with natural light streaming through the windows. This room offers ample space for occupants to enjoy.

Next to the drawing room is the kitchen/breakfast room, which overlooks the beautiful rear garden and has French doors for an indoor-outdoor feel. The kitchen features white cabinetry and dark worktops, complemented by black and white flooring. There is space for a dining table for family meals, and the room provides access to the side storeroom, which leads out to the rear garden.

The utility room, located off the kitchen, offers additional access to the rear garden and serves as a great space for laundry needs, as well as additional storage for occupants.

On the left of the property, accessed from the hallway, is the dining room, study and the garden room. The dining room is a great formal space for family meals and gatherings, with natural light flooding in from the front garden.

The study is an ideal space for working from home. This versatile room can also serve as a playroom, depending on the occupants' needs.

Adjacent to the study is the garden room, which provides views of the garden through sliding doors that lead outside - a great space to enjoy on a summer day.

Directly from the entrance, through double doors, you enter the impressive pool room, featuring a swimming pool, sauna and Jacuzzi for residents and guests alike to enjoy. Sliding doors lead out to the rear garden, enhancing the indoor-outdoor feel.

Moving up to the first-floor landing, the balcony style overlooks the ground floor and provides access to the five bedrooms and the family bathroom, which includes a bath, WC, and sink. Additionally, there is a large games room, overlooking the rear garden, which is spacious and situated above the pool room.

Bedroom one, located on the left side of the house, is impressive and overlooks the rear garden. It features a balcony with views of the surrounding fields, a dressing room equipped with fitted furniture, and an ensuite with a shower, WC, and sink.

Bedrooms two and three also benefit from their own ensembles, each with a bath, WC, and sink. Bedroom two has the added advantage of a walk-in wardrobe.

Bedrooms four and five are situated at the front of the property, overlooking the front gardens. Both are well-sized doubles, providing ample space for comfort and relaxation.

Moving up to the second floor, you'll find a well-appointed games room and gym, both generously sized and versatile enough to be used as additional bedrooms, transforming this property into a seven-bedroom home.

## Garden and Grounds

You drive up to the property and are greeted by a secure metal gate that opens to a block-paved drive, leading you to a second gate for added security. The wooden gates reveal a stone driveway with ample parking for residents and guests. On the grounds, there is a detached double garage for additional parking and storage, as well as an integrated double garage, ensuring that you are never short of storage space or parking facilities.

The rear garden is truly remarkable, featuring expansive grounds that overlook the picturesque fields beyond. This area provides ample space for various activities and gatherings with family and friends. A well-appointed patio area further enhances the garden, offering the perfect spot for alfresco dining and outdoor enjoyment.

## Directions from Aston Knowles

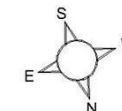
From the agents' office, turn right onto High Street/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 2nd exit and stay on A453, at the roundabout take the 3rd exit onto Bonehill Rd/A453, at the roundabout take the 2nd exit and stay on Bonehill Rd/A453, at the Jolly Sailor Roundabout take the 1st exit onto Tamedrive/A51, at the roundabout take the 4th exit onto Lichfield St/B5493, continue onto Upper Gungate/A513, continue straight onto Ashby Rd/B5493, turn left onto Clifton Ln, continue onto Chestnut Ln, turn right to stay on Chestnut Ln, turn right onto Coppice Ln and the property will be on your left.

## Distances

Tamworth - 6.9 miles  
Lichfield - 11.5 miles  
Sutton Coldfield - 14.2 miles  
Birmingham - 23.0 miles



**Campville House, Coppice Lane Clifton Campville, Tamworth**  
**Approximate Gross Internal Area**  
**Main House = 9282 Sq Ft/862 Sq M**  
**Double Garage = 708 Sq Ft/66 Sq M**  
**Balcony external area = 141 Sq Ft/13 Sq M**  
**Total = 9990 Sq Ft/928 Sq M**



Birmingham International/NEC - 22.1 miles  
M6 Toll - 18.6 miles  
M6 - 23.5 miles  
A38 - 12.4 miles

(Distances approximate)

**Terms**

Tenure: Freehold  
Local Authority: Lichfield District Council  
Tax Band: F  
Average area broadband: 75 Mbps

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

**FIXTURES & FITTINGS:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

**Services**

We understand that mains water and electricity are connected.  
2 x underground LPG tanks

**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 interest 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: June 2024  
Particulars prepared: June 2024



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The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	62
EU Directive 2002/91/EC			

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