

# Abbots Bromley Road

Hoar Cross, Burton-on-Trent, DE13 8RA

John  
German

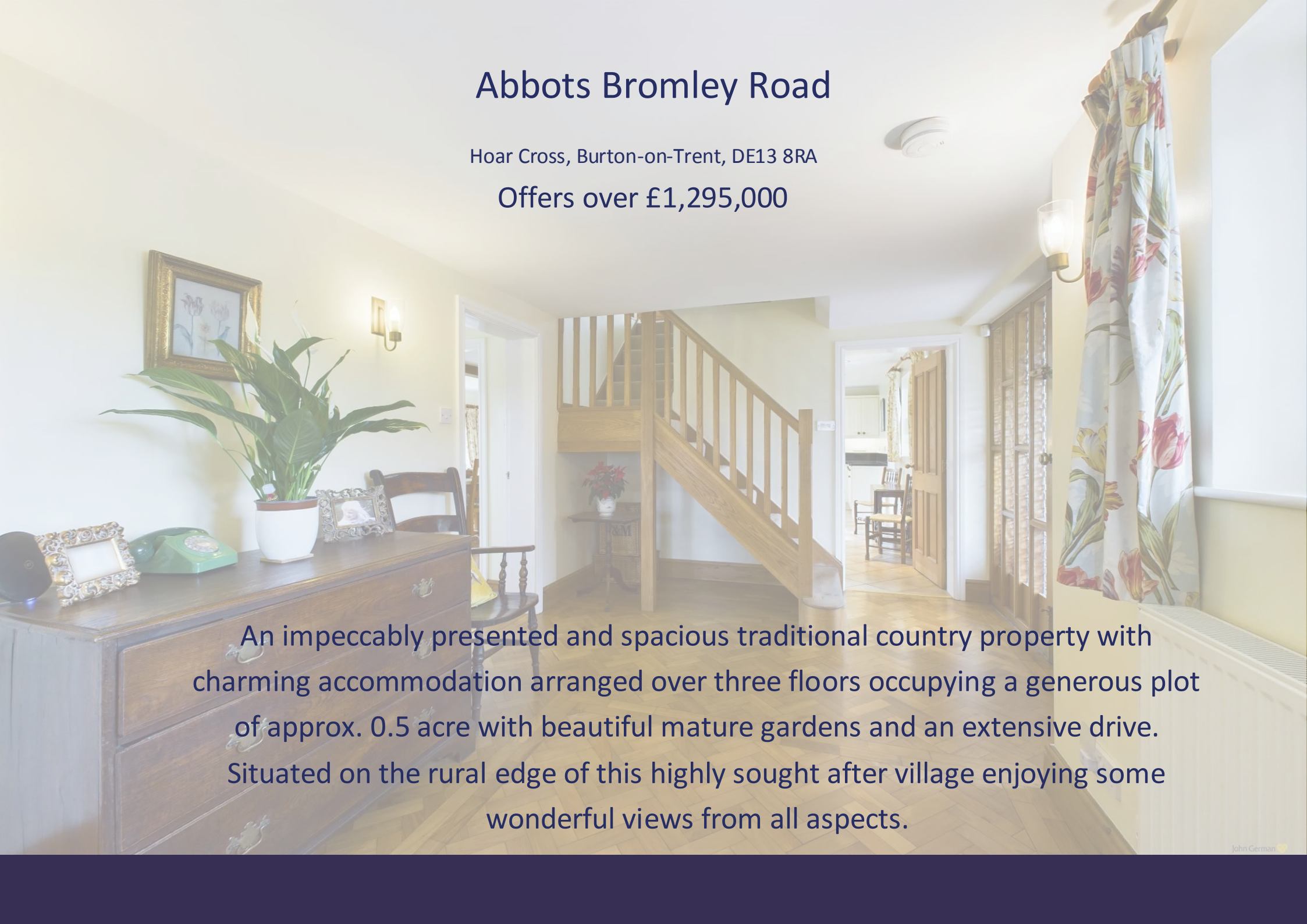




# Abbots Bromley Road

Hoar Cross, Burton-on-Trent, DE13 8RA

Offers over £1,295,000



An impeccably presented and spacious traditional country property with charming accommodation arranged over three floors occupying a generous plot of approx. 0.5 acre with beautiful mature gardens and an extensive drive. Situated on the rural edge of this highly sought after village enjoying some wonderful views from all aspects.

This wonderful country home enjoys a truly enviable location surrounded by idyllic countryside set on a plot of approximately 0.5 acre. It is within easy access of the The Meynell Ingram Arms, Hoar Cross Hall and Deer Park plus the larger villages of Yoxall and Abbots Bromley. It is exceptionally convenient for commuters being very accessible to Lichfield, Burton on Trent and the A38. There are a choice of railway stations at Burton on Trent, Lichfield and Rugeley.

Lichfield Cathedral School 12 miles - Denstone College 16 miles - Repton School 17 miles – Rugeley Trent Valley rail station 8 miles - Birmingham airport 33 miles - East Midlands airport 32 miles

Accommodation - Step inside the enclosed entrance porch with a substantial door and glass side panels opening to an impressive reception hall which provides a most welcome introduction to this fine country property. It has the benefit of a parquet floor, stairs rising to the first floor landing and leading off is a guest's cloakroom with WC and wash basin.

The elegant drawing room has a traditional genuine Chesney stone fire surround with integrated Stovax log burner, and three windows providing splendid views of the front garden and surrounding countryside.

A separate formal dining room has a fire surround housing a coal effect fire with traditional built in cupboards either side.

The third reception room is a spacious sitting room with French style doors opening to the side and a window overlooking the rear garden beyond the drive.

The splendidly appointed breakfast kitchen has a traditional range of classical units with contrasting granite work surfaces and a ceramic sink and drainer. A recess has overhead plinth lighting beneath which is the large Aga plus an integrated dishwasher and basket storage.

An excellent boot room has a side entrance and an internal door into the utility/garage store which has space and provision for domestic appliances, also housing the oil fired boiler.

The first floor galleried landing has a built in cupboard and further stairs leading to the second floor. There are four double bedrooms to the first floor all of which enjoy beautiful views.

The principal bedroom suite has a dressing room and an en suite bathroom that is beautifully tiled and has a spacious bath with Grohe tap unit, separate shower, pedestal wash hand and low flush WC. There are recessed cupboards with mirror door fronts, overhead lighting and a vertical towel radiator.

Completing the first floor is the family bathroom that has a bath with Grohe tap unit, pedestal wash basin, low flush WC, separate shower, white tiling and a chrome vertical towel radiator.

The second floor landing leads to two further double bedrooms with velux roof lights, one of which has a tastefully appointed and spacious en suite wet room which has tiling to the walls and floor, shower area with Grohe control, wash basin on a granite stand and a WC.

The property stands well back from the road beyond a mature lawned foregarden with immaculately maintained display borders. A remote controlled gated drive leads to the side and rear of the property, capable of parking numerous vehicles.

The impressive rear garden has been lovingly maintained and features a dry stone wall with abundantly stocked and deep planting bed, extensive lawns surrounded by mature trees, plants and shrubs. A sun terrace provides a wonderful place for outdoor dining and entertaining and there is also a productive garden area with raised sleepers.

**Please note:** The garden furniture, pots, ornaments and dog kennels are not included in the sale.  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private system

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

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

**Our Ref:** JGA/15042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





A large, white, double-door refrigerator stands prominently on the left side of the kitchen. A small green calendar or notice is pinned to the upper left door.

The kitchen features extensive white cabinetry with dark wood knobs. The lower cabinets include a row of drawers with round knobs. The upper cabinets are simple, shaker-style doors. A black countertop runs along the wall, housing a sink with a chrome faucet and a red stand mixer. The backsplash is made of white square tiles with a central floral tile.

A dark-stained wooden dining table is partially visible in the foreground on the right. A wooden chair with a spindle back and a woven seat is tucked under the table.

A doorway on the left leads to an adjacent room, likely a dining area. It features a window with floral curtains, a white table with a dark chair, and a built-in white shelving unit with various items on display.

A floral-patterned curtain hangs from a wooden rod on the right side of the kitchen, partially covering a window.

A white corded telephone is mounted on the wall to the right of the kitchen area.





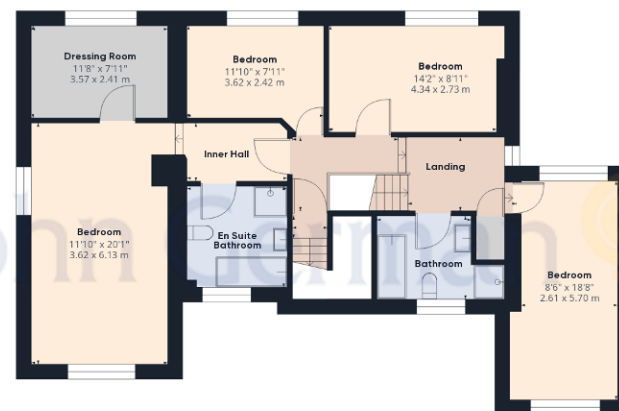
Relax



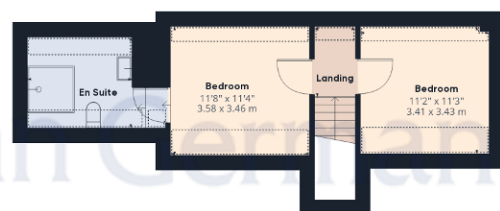




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

3021.45 ft<sup>2</sup>


280.7 m<sup>2</sup>

Reduced headroom

132.44 ft<sup>2</sup>

12.3 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



