

Bromley Wood

Abbots Bromley, Staffordshire, WS15 3AG

John
German



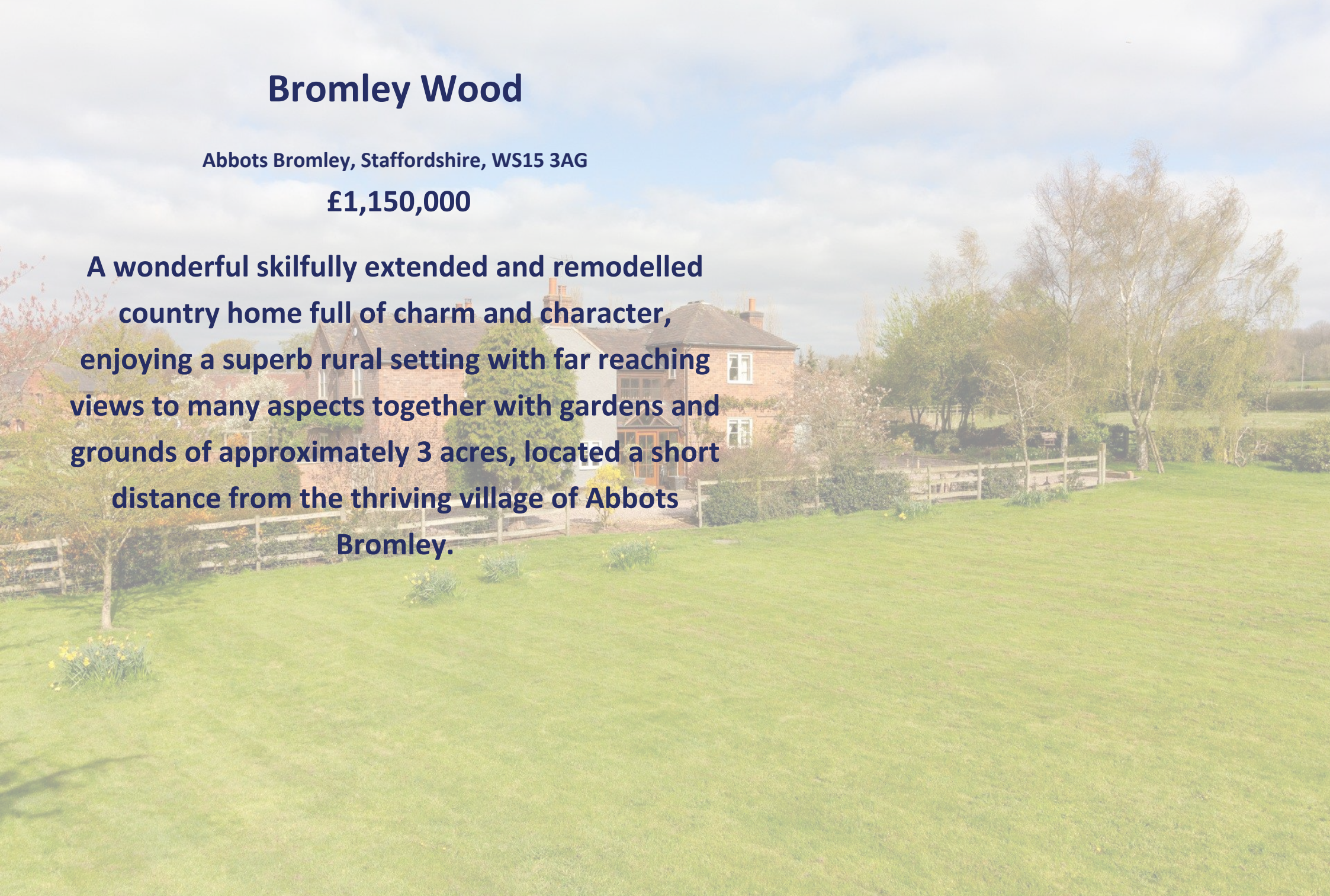


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£1,150,000

A wonderful skilfully extended and remodelled country home full of charm and character, enjoying a superb rural setting with far reaching views to many aspects together with gardens and grounds of approximately 3 acres, located a short distance from the thriving village of Abbots Bromley.



Netherwood Farm is located just a short distance away from the popular and sought-after village of Abbots Bromley, with good local private and state schools close by. There is also excellent commuter access to many employment hubs with train services to Birmingham and London via Lichfield Trent Valley Station. For families, Netherwood Farm is set within close proximity to the local leisure facilities at Hoar Cross Hall and St. George's Park.

Accommodation: A double glazed oak door and matching side screens leads you into the porch with a tiled floor and further full height oak glazed screening and double glazed door leading in to the splendid reception hall, which again has tiled flooring and an ornate oak return staircase with decorative fretwork, balustrade to oversailing galleried landing above.

The principal lounge features a brick chimney breast and fireplace with inset ivory enamel Franco Belge multi fuel stove on a brick hearth, two exposed beams, window to the front and double-glazed French doors opening to the rear courtyard.

There is a further sitting/dining room in two sections with a brick fireplace having multi fuel stove with windows either side to the sitting area, exposed brickwork with opening and beam over to the dining area which in turn has French doors to a side patio enjoying distant views to Cannock Chase and a lovely southerly aspect.

A further family room sits at the heart of the home and again features a large brick inglenook style handmade fireplace with Clearview multi fuel stove and beam over, triple aspect windows with further exposed brickwork and beam opening to the sitting area which enjoys a dual aspect and again has French doors to the patio with lovely south west aspect and distant views.

The kitchen/breakfast room has a lovely breakfast area with a tiled floor and French doors to the side south west facing patio. The kitchen itself is fitted with an excellent range of antique pine units with work surfaces over, inset stainless steel sink and mixer tap with tiled splash backs and a brick chimney recess housing the Rangemaster cooker with extractor fitted above. Further appliances include an integrated AEG dishwasher and there is space for a large fridge. Off the kitchen is a sizeable utility room with excellent shelves and walk in pantry together with base and wall units with roll edge work surfaces, inset white ceramic sink with chrome taps and tiled splash back, tiled flooring, further appliance spaces with plumbing for a washing machine and the oil-fired boiler.

Off here is the cloakroom/WC with white and chrome suite and tiled floor. Further stairs lead above to a bedroom or play room with vaulted ceiling. From the utility there is a rear hall with a useful built in cloaks cupboard and high-level storage, a door to the rear courtyard together with access to a separate study having built-in storage and access to a loft space above.

To the first floor is an interesting split level landing and gallery with attractive fretwork balustrade, this gives access to the master bedroom which has a lovely high vaulted ceiling with window to the front and French doors to a balcony with timber decking and balustrade to the rear. There is an en-suite shower room with a tiled shower enclosure with Grohe mains shower unit, low level WC, vanity wash hand basin, tiled walls and floor.

The landing extension has an airing cupboard housing a pressurised hot water system together with very useful built-in storage and serves the spacious guest bedroom with a built-in wardrobe and dual aspect windows to the south west allowing fantastic views. Bedroom four is also dual aspect with a vanity wash hand basin whilst bedroom three has built-in wardrobes and an en-suite WC with wash hand basin and WC.

Completing the accommodation is the family bathroom which is beautifully fitted with a stylish white and chrome suite comprising bath in tiled surround by Victoria and Albert with Perrin and Rowe taps, mixer shower, WC, bidet, pedestal wash hand basin and Matki shower enclosure, finished with tiled flooring and surrounds and a heated towel rail.

Outside the property sits on a splendid plot approaching 3 acres in all and is surrounded by ornamental gardens with strategically placed patios to the south and west aspects with extensive lawns, well stocked borders and pergolas all enjoying fantastic far reaching views.

There is a gated driveway approach which leads to ample parking and turning area and further to a detached triple garage block with useful room above (potential to use as an office or work place subject to planning permission).

Immediately adjacent to the house is a large productive orchard area with a variety of apple and plum trees, greenhouse and vegetable plot, whilst to the rear is an enclosed ornamental hard landscaped courtyard with access into the property and garage.

Across the drive and adjacent to the property is a large playing field bounded by a natural copse which also includes a wildlife pond.

Immediately to the rear is a very useful paddock with gated access from the top of the drive having a five bar gates and further access to the playing field. The property benefits from exterior lighting and outside taps.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains electricity and water are believed to be connected. Drainage is to a Klargester septic tank and there is an oil-fired central heating system. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/15042019

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Agents Note: The total square metre figure stated on the floorplan includes the garage.











Ground Floor

Approx. 215.2 sq. metres (2316.2 sq. feet)



First Floor

Approx. 193.4 sq. metres (1973.6 sq. feet)



Total area: approx. 398.5 sq. metres (4289.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems appliances shown have not been tested and no guarantee as their operability or efficiency can be given.
Plan produced using PlanUp.



Agents' Notes

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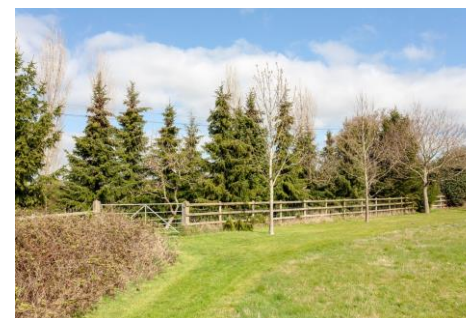
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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