

School House Lane

Abbots Bromley, Rugeley, WS15 3BT

John 
German





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£740,000

NO UPWARD CHAIN

For sale with no upward chain, this former school combines a mixture of original features with spacious, versatile living accommodation to suit modern family life.

Dating back to the mid-19th century, converted in the 1990s and remodelled in the early 2000s, this is a truly unique property.

Internal inspection of this sympathetically renovated family home is strongly recommended to fully appreciate the quality and flexibility of the property. Throughout the ground floor high ceilings and large, double-glazed windows give the property a light and airy feel and bathe the rooms in natural light.

Situated on a quiet lane just off the main street, on an enclosed plot with parking and a detached garage with additional converted space above, perfect for a gym or home office; the property is within walking distance of all the village amenities of this sought-after and well-regarded village. Abbots Bromley offers a wide range of amenities including the Richard Clarke First School, convenience shop, several public houses, restaurants and coffee rooms and numerous sports clubs and societies including a cricket club, football club and tennis club. Several walks through surrounding countryside are also on the doorstep including to Blithfield Reservoir and its sailing club. The surrounding towns of Uttoxeter, Stafford and Burton upon Trent are all within easy commutable distance as is the Cathedral City of Lichfield. The A38, A50 and M42 road networks are also close by as is the Trent Valley train station providing access to Birmingham and London.

Accommodation - A solid timber door opens to the entrance hall with a period cast-iron radiator, front-facing window, high ceiling, and original-style doors to the spacious and adaptable ground floor accommodation. From here a door opens to a fitted shower room having a modern white suite, a panelled corner shower cubicle with a mixer shower, extractor fan and matching units housing a gas combi boiler.

The spacious dining room has a solid oak door with feature hinges, original parquet floor and large, dual-aspect windows providing plenty of natural light. There is also a focal log burner set in a feature natural stone surround on a blue quarry-tiled hearth as well as a period cast-iron radiator. Its proximity to the downstairs shower room means this room could easily be used as a downstairs bedroom.

The welcoming kitchen diner has a large garden-facing window, Amtico flooring and Residence 9 double-glazed French doors to the side, opening to the patio. There is a range of bespoke solid timber base-level units and a matching island having a mixture of timber and granite tops and a double Belfast ceramic sink; a range stove with gas hobs and a feature tiled splashback; space for further appliances; and a door to a traditional pantry providing further significant storage space. Connecting these two rooms is a versatile family room having original parquet floor, a large, garden-facing window, period cast-iron radiators, a feature staircase rising to the first floor and doors leading to the other reception rooms, kitchen and utility.

The well-proportioned, comfortable living room has large dual-aspect windows providing views of the enclosed landscaped garden; a period cast-iron radiator alongside a focal log burner with an original, natural stone surround and blue quarry-tiled hearth. The layout of the three good-sized reception rooms allows for flexible, family living and entertaining.

Finally on the ground floor, there is a useful utility room providing a range of shelving, cupboards and hanging rail for storage, with a fitted worksurface with an inset sink unit and space for appliances, plus a double-glazed window and solid timber door to the side elevation.

To the first floor, the split-level landing has a half-vaulted ceiling with exposed beams and trusses, fitted shelving, ample built-in storage including two double wardrobes, and access to a loft space. Doors lead to the four good-sized, well-presented bedrooms, three of which are double, all having original exposed timber trusses. The spacious split-level master bedroom includes a dressing area and a contemporary ensuite with modern with modern white sanitary ware, fitted units and plumbing for a bath or shower. Completing the first-floor accommodation is the fitted family bathroom which has a white modern suite incorporating a bath with a mixer shower over, glazed screen and modern complementary porcelain and mosaic tiles throughout.

Outside - To the rear of the home is a delightful, enclosed, landscaped garden with a natural stone paved patio providing a lovely seating and entertaining area leading to a lawn and having well-stocked raised beds and borders containing a variety of mature trees, shrubs and plants, alongside a cascading water feature and a gravelled path with stepping stones and cobbled edging. A path leads around the house to the rear of the property giving further gated access to the roadside. A hardstanding provides off-road parking with solid timber gates opening to a further hardstanding and access to the garden and to a detached, cavity wall, fully double-glazed brick-built garage which has double timber doors, a single composite Residence 9 side door, power points and light. From here a door leads to stairs, rising to a fully insulated first floor space with power points and lighting that is currently used as a gym but would make an ideal home-office or other additional accommodation. The garage could easily be converted into two-storey ancillary accommodation.

what3words: supporter.skillet.biggest.

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

Property construction: Traditional

Parking: Off road parking and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Standard and superfast is available

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18012024





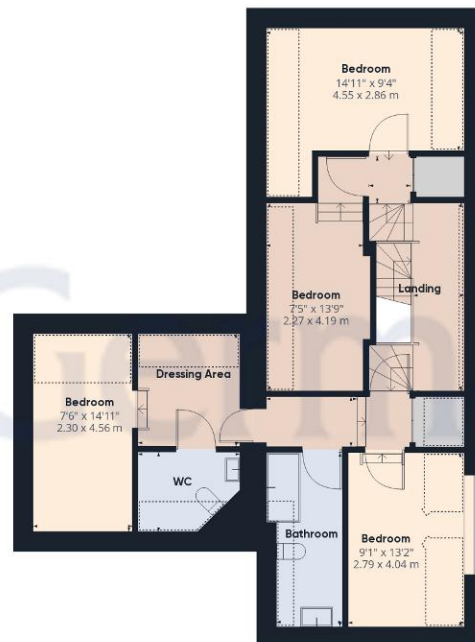








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁰¹

1915.68 ft²

177.97 m²

Reduced headroom

214.73 ft²

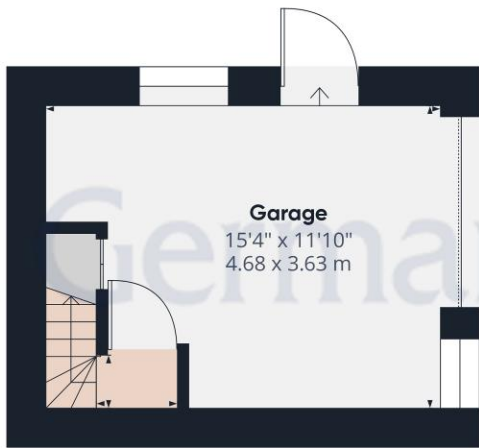
19.95 m²

Excluding balconies and terraces

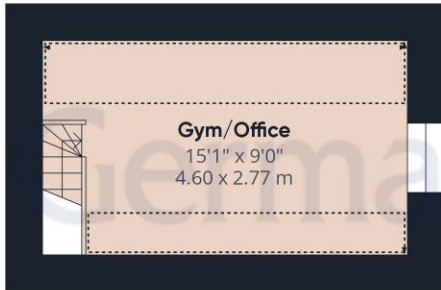
 Reduced headroom
(below 1.5m/4.92ft)

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

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Ground Floor Building 2



Floor 1 Building 2

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Approximate total area^m

313.84 ft²
29.16 m²

Reduced headroom

59.98 ft²
5.57 m²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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