

Bromley Wood

Abbots Bromley, WS15 3AL

John 
German





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£895,000

Fabulous former farmhouse that has undergone a comprehensive renovation and refurbishment programme, occupying a pleasant plot extending to approximately 0.22 acre with countryside views.



Internal inspection of this hugely impressive detached residence is essential to appreciate its well proportioned and versatile accommodation including a magnificent open plan living/dining kitchen, specification including underfloor heating to both floors, luxury en suites and bathroom, and its convenient location.

Situated in Bromley Wood on the rural outskirts of the extremely well regarded and sought after village of Abbots Bromley, the village amenities are only a short drive away including several public houses and restaurants, the Richard Clark first school, convenience shop, coffee rooms, active village hall and several sports clubs and societies. The towns of Uttoxeter, Stafford and Burton upon Trent, plus the city of Lichfield are all within easy commutable distance, as is the A38, A50 and M1/M42 road networks. The Trent Valley train station is also close by providing direct access to Birmingham and London.

A traditional timber frame storm porch with a part obscured double glazed entrance door opens to the magnificent reception hall providing an extremely impressive introduction to the home, its centre piece being the sweeping staircase rising to the first floor, having an under stairs cupboard and doors leading to the spacious ground floor accommodation and the fully tiled luxury guest WC.

The lovely dual aspect lounge has a focal central inset living flame effect fire and a quality timber floor.

Across the rear of the home is the fabulous open plan living/dining kitchen with its tiled floor reflecting the natural light provided by dual aspect windows and set of bi fold doors opening to the garden. The superbly equipped kitchen has an extensive range of base and eye level units plus larder cupboards with kickboard heating, quality worktops and a matching breakfast bar with an inset sink unit set below one of the windows, fitted hob with inset extractor over, three built in Miele ovens, integrated fridge freezer and dishwasher. A door leads to the fitted utility room that too has a range of base and eye level units with work surfaces and inset sink unit, space for appliances, the same tiled floor as the kitchen, direct access to the rear and a door to the double garage.

To the front of the home is the study providing an ideal workspace. Also accessed from the reception hall, a door opens to the stairs leading up to the adaptable games room which has double glazed skylights to the rear elevation, equally useable as a TV room, second study or playroom as desired.

To the first floor, the principal landing has quality doors leading to the five good size bedrooms, four of which can easily accommodate a double bed and the luxury family bathroom that has a contemporary four piece suite incorporating both a panelled bath and a separate double shower cubicle. The dual aspect master enjoys views over fields with built in wardrobes and a luxury en suite bathroom, also having a contemporary four piece suite.

Bedrooms two and three also have the benefit of fully tiled en suite shower rooms, both with white three piece suites.

Outside to the rear of the home is a spacious south facing replacement composite decking area with lighting providing a lovely space for seating and entertaining with fitted seats and storage, plus space for a hot tub. The garden is predominantly laid to lawn with gated access to the front.

To the front is a garden also laid to lawn extending to the side of the property.

A timber five bar gate opens to the tarmac driveway to the side and front of the property providing ample parking for numerous vehicles, leading to the double garage that has up and over doors, power points and light, plus a fitted 'gardeners WC' and a personal door to the garden.

What3words: cheerful.public.plints

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Private/septic tank

Heating: LPG central heating & underfloor heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 D

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

Our Ref: JGA/26022024

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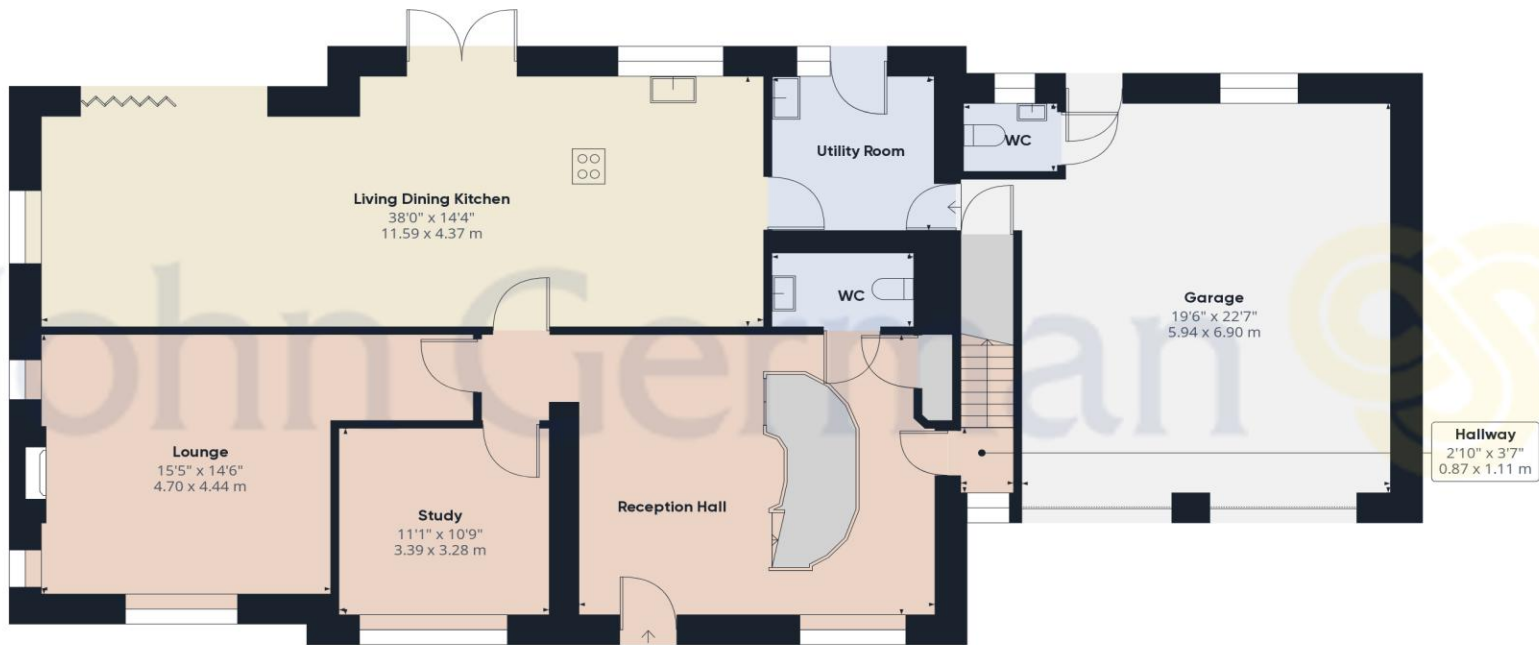












Ground Floor

Approximate total area⁽¹⁾

3269.15 ft²

303.71 m²

Reduced headroom

177.75 ft²

16.51 m²



Floor 1

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



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