



Campville House, Coppice Lane, Clifton Campville, B79 0BQ



Nestled within serene Staffordshire countryside is Campville House, an elegant detached countryside residence offering extensive and versatile accommodation, seven bedrooms and a most desirable setting overlooking breathtaking panoramic views. Having been remodelled substantially over time, the exceptional Campville House lies within established and beautifully maintained grounds totalling 3 acres and comprises extensive interiors ideal to suit a growing family also needing space to work from home, or requiring the option for multi-generational living. Occupying a most enviable position beyond a secure gated entrance. This individually designed home extends to around 10,000 ft² and is home to fabulous features

including a leisure complex with swimming pool, a most impressive galleried reception hall and landing and a charming wildlife pond within the gardens. The property also received upgrades in recent years to include new windows in 2018 and a new LPG boiler in 2017.

The porch leads to a magnificent galleried reception hall with dual staircases leading to the first floor wrap around landing. The hallway leads off into four generously proportioned reception rooms and the dining kitchen, as well as into the luxurious leisure complex which houses a heated swimming pool, relaxation room with hot tub and a sauna. Functional rooms to the ground floor include a larder off the kitchen, a large utility room and a

cloakroom, as well as a shower room servicing the leisure complex. To the first floor there are five double bedrooms, three of which benefit from a private en suite, with the master and second bedrooms also having separate dressing rooms. A refitted family bathroom services the additional bedrooms, and a large games room has stairs rising to two further bedrooms currently utilised as a home gym and a studio. Outside, Campville House enjoys a secluded setting at the end of Coppice Lane. Secure gated access leads into the secluded private driveway where there is access into the double garage and to a second double garage, offering ideal annexe/home office/rental potential.

Clifton Campville is a popular Staffordshire village set within the scenic surroundings of the Mease Valley. The village has a thriving community with an 'Outstanding' Ofsted rated primary school, a beautiful church, The Green Man public house, a village hall and an outdoor nature area known as the Millennium Green with a children's play area, with further amenities easily accessible in nearby villages and towns. Independent schools within easy reach include Twycross, Lichfield Cathedral and the Dixie Grammar.

The area is renowned for its scenic countryside and idyllic outdoor pursuits with public footpaths being accessible from the property's doorstep, and there are numerous outdoor activity centres and forestry centres including Conkers, Rosliston Forestry Centre, the National Forest and various National Trust residences and estates all within a convenient drive. Campville House is well placed for travel along the M42, M6 Toll and A38 allowing access to the cities of Birmingham, Coventry, Derby and Nottingham, regional and national rail travel can be found at stations in both Tamworth and Lichfield and the International airports of Birmingham and East Midlands are both around 25 miles away.



- Exceptional Countryside Residence
- Idyllic Setting with Panoramic Views
- Established 3 Acre Grounds
- Multigenerational Living/Annexe Potential
- Indoor Swimming Pool, Sauna & Hot Tub
- Magnificent Galleried Reception Hall
- Four Generous Reception Rooms
- Dining Kitchen with Larder & Utility
- Five Excellent Double Bedrooms
- Three En Suites, Two Dressing Rooms
- Bathroom & Ground Floor Shower Room
- Fabulous Games Room/Family Room
- Two Additional Second Floor Bedrooms
- Stunning Wrap Around 3 Acre Gardens
- Terrace with Far-Reaching Views
- Natural Wildlife Pond
- Secure Electric Gated Entrance
- Ample Parking Two Double Garages
- Tranquil Setting & Well Placed for Comuter Routes, Rail Travel & Airports

A door opens from the driveway into the **Porch**, having tiled flooring and in turn leading into:

Reception Hall 12.88 x 6.21m (approx. 42'3 x 20'4)
A magnificent welcome to this luxurious residence, having dual staircases rising to the galleried landing above, windows to the front aspect and tiled flooring. Doors open into the kitchen, leisure complex and into each of the four reception rooms:

Drawing Room 7.35 x 6.72m (approx. 24'1 x 22'1)
A most impressive living room having windows to the front, bifold doors into the **Reception Hall** and an arched brickwork fireplace housing a traditional gas stove

Dining Room 8.66 x 4.57m (approx. 28'5 x 15'0)
A stunning formal dining space having windows to two sides and an inglenook brickwork fireplace housing a traditional gas stove

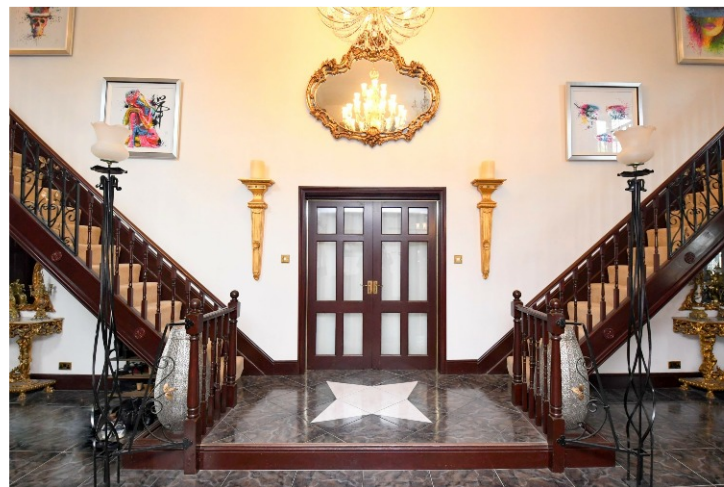
Garden Room 6.11 x 4.2m (approx. 20'1 x 13'9)
A beautiful reception room having windows to two sides enjoying idyllic views over the gardens and countryside beyond. Sliding doors lead out to the terrace and gardens

Office 7.43 x 3.35m (approx. 24'5 x 11'0)
A study or playroom, having window to the side aspect

Dining Kitchen 6.36 x 6.3m (approx. 20'10 x 20'8)
A generous open plan space having a range of wall and base units offering ample workspace and storage and housing an inset sink with side drainer, integral dishwasher, integral microwave and a Rangemaster range cooker. Tiled flooring extends into the dining area where double doors open out to the rear gardens and there are windows to two sides. Doors open to the **Boiler Room** and into a useful:

Larder 4.08 x 2.42m (approx. 13'5 x 7'11)
Serving as an extension to the kitchen, wall and base units house additional storage as well as spaces for two fridge freezers. Having tiled flooring and a window and door to the rear

Utility 8.12 x 3.1m (approx. 26'8 x 10'2)
Fitted with base units housing spaces for a washing machine and tumble dryer, having tiled flooring, dual access out to both the front and rear aspects and a door into a useful storage cupboard







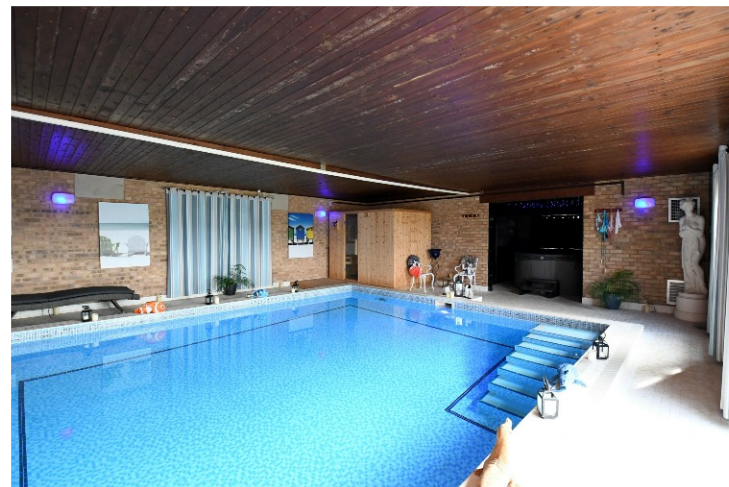
Cloakroom

Having pedestal wash basin, WC and an obscured window to the side

Double doors open from the **Reception Hall** into the fabulous **Leisure Complex** 9.57 x 8.25m (approx. 31'5 x 27'1) which houses the heated swimming pool with electric retractable cover, a **Sauna** and a relaxation room housing a **Hot Tub** which is included in the sale. Windows overlook the gardens, double doors open out to the rear and doors open from the relaxation room house access into the pump room and:

Shower Room

With pedestal wash basin, WC and double shower with steam jets, having tiled flooring, tiled wall and a door out into the **Reception Hall**



Two staircases rise to the first floor wrap around **Galleried Landing**, having windows to the front and housing a useful study area. Doors open into:

Master Suite 8.8 x 4.17m (approx. 28'11 x 13'8)

A generous principal suite having windows to three sides, a door opening out to a terrace enjoying stunning views and having a range of fitted wardrobes. Leading into:

Dressing Room 3.04 x 2.2m (approx. 10'0 x 7'3)

Fully fitted with mirror fronted wardrobes and having a door into:

En Suite

Comprising twin wash basins set to vanity unit, WC, bidet and fabulous walk in shower, with tiled flooring and walls and a window to the side

Bedroom Two 5.4 x 4.6m (approx. 17'8 x 15'1)

Another luxurious bedroom suite having a window to the front, a range of fitted wardrobes and storage and a door into the **Dressing Room** 3.33 x 2.24m (approx. 10'11 x 7'4), having a window to the rear and further fitted wardrobes. Another door opens into:

En Suite Bathroom

Comprising wash basin set to vanity unit, WC, bathtub and separate shower cubicle, with tiled walls, and a window to the side

Bedroom Three 6.42 x 4.6m (approx. 21'1 x 15'0)

another generous bedroom suite having a range of fitted wardrobes and storage and windows to two sides. With private use of:

En Suite Bathroom

Comprising wash basin set to vanity unit, WC, bidet and bathtub with shower unit over, having tiled walls, fitted storage and a window to the rear

Bedroom Four 6.7 x 3.78m (approx. 22'0 x 12'5)

A double room having window to the front aspect

Bedroom Five 4.35 x 3.45m (approx. 14'3 x 11'4)

A fifth double room having a window to the front



Family Bathroom

Having been refitted with a modern suite comprising wash basin set to vanity units, WC and oversized jacuzzi bathtub, having tiled walls, two heated towel rails, mirror with sensor vanity lighting and a window to the side

Games Room 9.54 x 8.04m (approx. 31'4 x 26'5)

Two doors open from the landing into this generous and versatile room, offering potential for use as an upstairs entertaining space or for conversion into self contained ancillary accommodation alongside bedrooms six and seven

Bedroom Six/Gym 9.18 x 4.5m (approx. 30'1 x 14'9)

Having a window to the side aspect and a door into the walk in loft space

Bedroom Seven/Studio 7.34 x 4.5m (approx. 24'1 x 14'10)

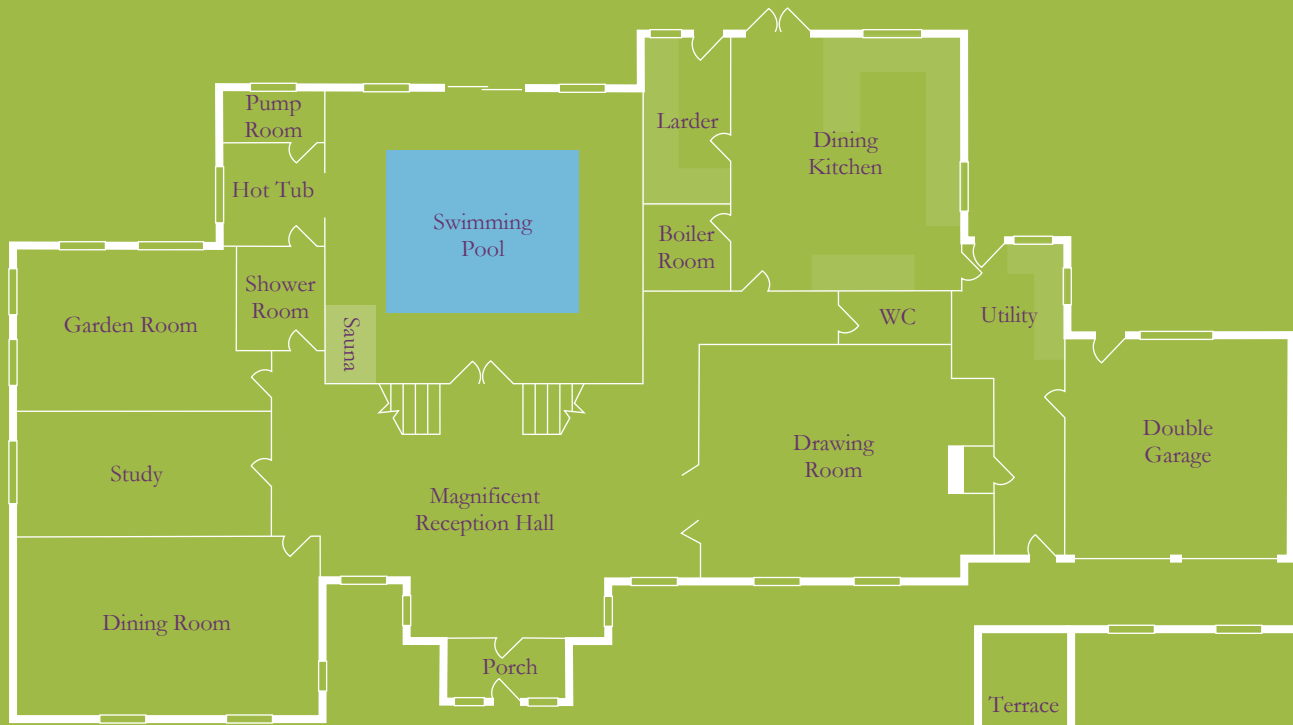
With a window to the side











Ground Floor



First Floor



Second Floor



Outside

Secure intercom operated electric gates open firstly into a block paved courtyard providing access to one additional property, with a second set of private gates leading into the secluded walled driveway to Campville House. There is parking for numerous vehicles to the fore of the garage, and access to either side of the property leads into the established grounds

Double Garage 6.01 x 5.82m (approx. 19'9 x 19'1)

With electric entrance doors, a window to the rear, power and lighting. A door opens into the **Utility**

Detached Double Garage 6.99 x 5.13m (approx. 22'11 x 16'9)

Having electric entrance doors, power, lighting and a window to the rear. Stairs rise to a useful first floor room, there is a small kitchette and this second garage offers ideal potential for conversion into a self contained annexe, Air BnB style holiday let or shorthold rental property

3 Acre Grounds

Being beautifully tended, the gardens extend to a superb size and are laid to established lawns and a charming wildlife pond, all enjoying stunning views over surrounding Staffordshire countryside. A paved terrace next to the property offers a tranquil spot for outdoor entertaining as well as having access into the leisure complex and swimming pool, and the property benefits from exterior lighting, power and water

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.