



Ivy House, Ivy Close, Abbots Bromley, WS15 3FB



Enjoying a prime setting on a desirable private development is Ivy House, a beautifully presented detached family home offering spacious and high specification interiors, four double bedrooms and a generous 0.2 acre south facing garden. Completed around a 7 years ago by the reputable Walton Homes, Ivy House benefits from a secluded position on this sought after road enjoying a rural aspect over farmland to the side and the protection of conservation gardens to the rear. The property showcases a traditional barn conversion style exterior and has received upgrades to include

a stunning bespoke Symphony kitchen, a log burning stove to the lounge and the addition of an additional patch of garden. Ivy House offers flexible interiors comprising open plan entrance hall and dining room, spacious lounge, refitted breakfast kitchen, utility and cloakroom to the ground floor, with four superb double bedrooms and a study area set to the first floor serviced by two en suites and a family bathroom. The outside space offers parking for two and a single garage, and landscaped rear gardens benefit from privacy to all sides and a sunny southerly aspect. A low fence borders an additional area of

garden which overlooks idyllic views.

Ivy House lies in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the character high street of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded

independent schools nearby including Smallwood Manor, Lichfield Cathedral and Denstone College, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Modern Detached Family Home
- Upgraded & Beautifully Presented Interiors
- Desirable Private Development
- 0.2 Acre Corner Plot Gardens with Views
- Dining Room & Lounge
- Bespoke Symphony Breakfast Kitchen
- Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Dressing Room
- Bedroom Two with En Suite
- Study Area & Family Bathroom
- Landscaped South Facing Gardens
- Single Garage & Parking
- Rural Aspect to Side & Rear
- 3 Years NHBC Remaining
- Mains Gas Central Heating & Double Glazed Windows
- Well Placed for Village Amenities & Commuter Routes

A canopy porch above the entrance door opens into:

Dining Hall 6.09 x 5.3m (approx. 19'11 x 17'4)

A spacious reception room with ample space to create a separate entrance hall if desired. Double doors open out to the rear gardens, there is a window to the front and stairs rise to the first floor accommodation. Doors open into:

Lounge 5.31 x 4.31m (approx. 17'5 x 14'1)

Another generous and beautifully presented living room, having windows to two sides and a wood burning stove set to slate hearth



Bespoke Kitchen 6.55 x 5.3m (approx. 21'5 x 17'4)
A beautifully refurbished space, the bespoke designed Symphony kitchen comprises a range of solid wood wall and base units with granite worksurfaces over, housing inset Belfast sink, integral dishwasher and spaces for an American style fridge freezer and range cooker (existing appliances are available by negotiation). To the centre of the kitchen is a contrasting island unit topped with butcher block solid oak worktops and a complementary fitted dresser provides further storage to one side. Full height windows with shutters face the front aspect and the kitchen has Amtico flooring, a window to the rear and a door into:

Utility 2.25 x 2.07m (approx. 7'4 x 6'9)
Fitted with coordinating wall and base units housing an integral washing machine, integral tumble dryer and an inset ceramic sink with side drainer. Having Amtico flooring and a door to the rear gardens

Cloakroom
Comprising pedestal wash basin, low level WC and Amtico flooring





Stairs rise to the **First Floor Landing**, having a window at the half landing, a further Velux skylight and doors opening into:

Master Suite 5.34 x 4.18m (approx 17'6 x 13'8)

A spacious principal suite having windows to three sides and private use of an en suite shower room. Sliding doors open to the **Walk in Wardrobe** 2.06 x 1.85m (approx 6'9 x 6'0) fitted with hanging space and shelving. Door into:

En Suite 1.98 x 1.85m (approx 6'5 x 6'0)

Comprising a modern wash basin set to vanity unit with fitted mirror above, low level WC and double shower, with tiled flooring, half tiling to walls and a chrome heated towel rail

The landing leads through to a useful **Study/Dressing Room** 2.93 x 2.46m (approx 9'7 x 8'0) having Velux window to the rear and a door to the **Airing Cupboard** housing the water cylinder. Doors off into:

Bedroom Two 5.32 x 4.32, 3.02m (approx. 17'5 x 17'2, 9'10)

Another spacious double room having window to the side with views, a skylight and private use of:

En Suite 2.55 x 1.18m (approx. 8'4 x 3'10)

A modern suite comprises pedestal wash basin, low level WC and double shower, with tiled flooring, half tiling to walls, a chrome heated towel rail and Velux skylight

Bedroom Three 3.98 x 2.76m (approx. 13'0 x 9'0)

With a Velux skylight to the rear

Bedroom Four 3.19 x 2.51m (approx. 10'5 x 8'2)

A further double room having window to the rear

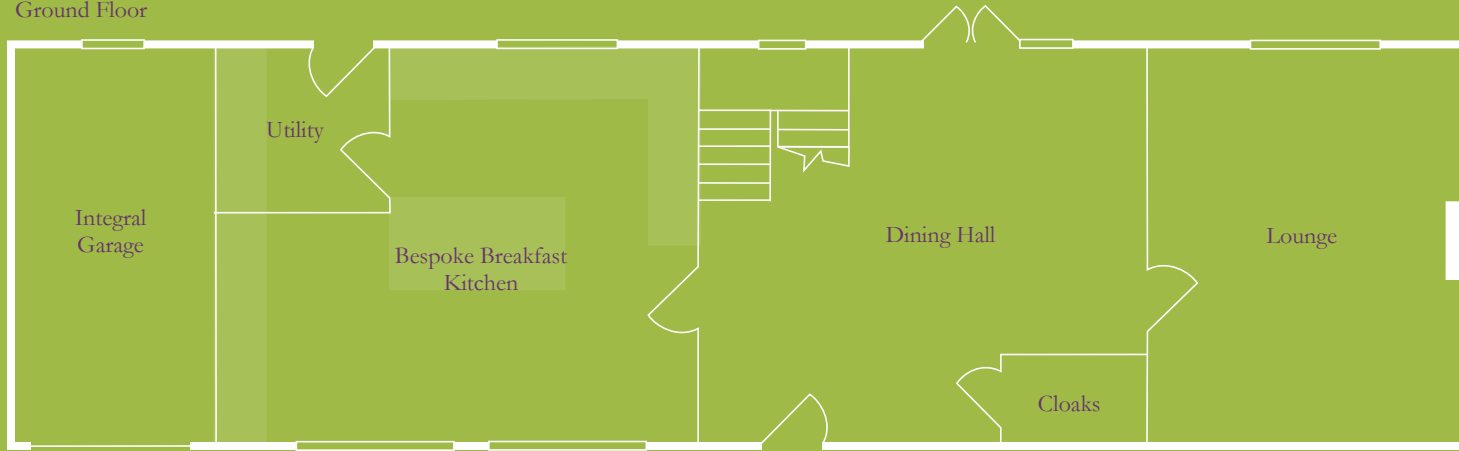
Family Bathroom 2.96 x 1.7m (approx. 9'8 x 5'7)

Comprising a modern suite having pedestal wash basin, low level WC and bathtub with shower over, having tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the rear

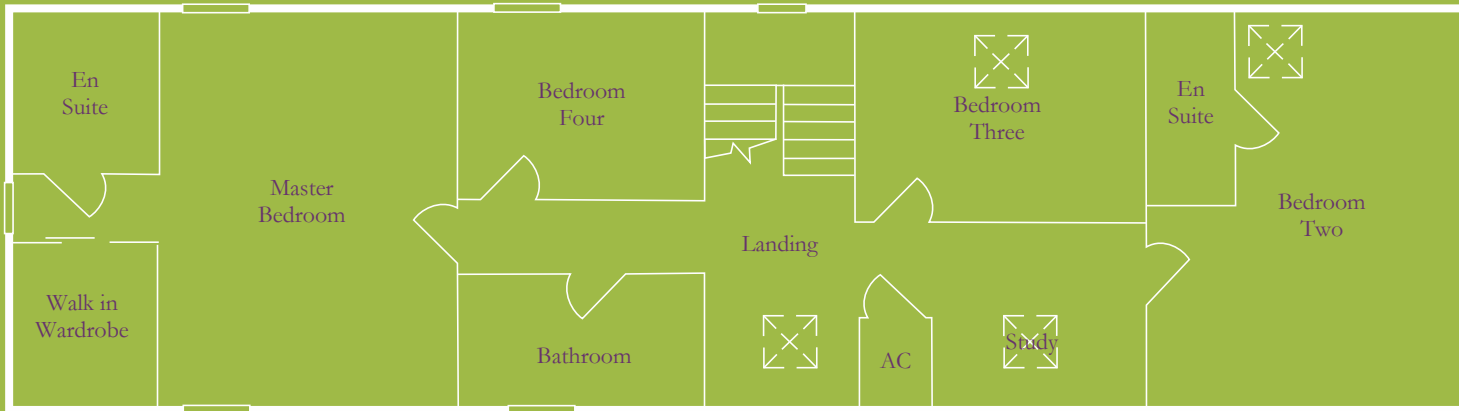




Ground Floor



First Floor





Outside

Ivy House is set on a generous corner plot to the off street parking to a block paved driveway to the fore of the **Single Garage**. Gated access leads to the rear and the property benefits from well tended fore gardens offering potential to extend the parking area

South Facing Gardens

The secluded rear gardens have been landscaped by the current vendors and enjoy an excellent degree of privacy, backing onto an area of conservation gardens. A paved patio lies adjacent to the house and there is a further decked terrace providing an additional space for outdoor entertaining. Ivy House benefits from a wildflower meadow to the side aspect having separate access from The Grange, offering potential to landscape into additional garden. Ivy House enjoys idyllic views towards rural countryside from both the house and garden, and the garden shed with tiled roof is included in the sale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.