



**Waterside**, Mires Brook Lane, Abbots Bromley, WS15 3BJ



Residing within a most tranquil and secluded setting overlooking a private lake is Waterside, an outstanding architect-designed residence set within 0.8 acre grounds in the heart of Abbots Bromley. Showcasing luxurious interiors, a high specification finish and industrial features, Waterside is positioned beyond an electric gated entrance and offers extensive family accommodation alongside a superb detached coach house presenting potential for ancillary accommodation, a guest suite or a self-contained home office.

This exquisite and beautifully presented home enjoys a most idyllic outlook over the lake and

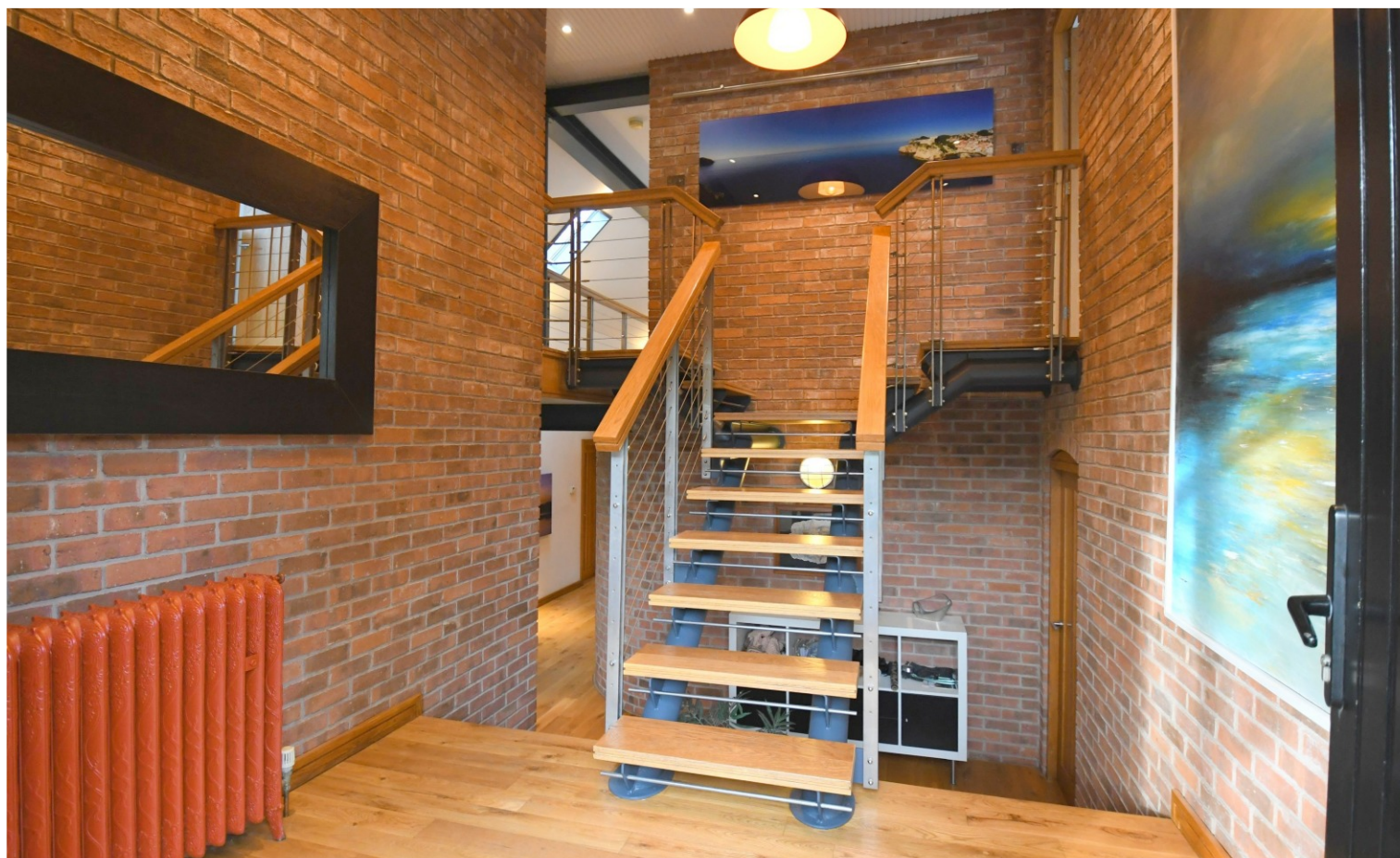
church tower, with each living space giving access out to an expansive composite deck which extends to the rear and side of the property. This exquisite waterside home is truly a fine example of serene village living, combining both the ideals of unrivalled surroundings with the convenience of this desirable village setting.

A bridge appreciating views over the lake leads to the front door and into the galleried reception hall, where a contemporary oak and steel staircase leads to the first and ground levels. The impressive inner hall leads into three reception rooms and the study, whilst the

modern family dining kitchen is serviced by a fabulous walk in pantry. A utility, cloakroom and guests WC are also accessed from the main hallway. From the first floor galleried landing there are four double bedrooms serviced by a Jack & Jill en suite and a family bathroom, with the principal bedroom having received a luxurious refit to the en suite bathroom. Two additional rooms to the second floor offer a gym, games room (or occasional bedroom) and shower room, with each bedroom enjoying stunning lakeside views.

Outside, a lengthy driveway leads to the

parking area where a garage is housed within the detached coach house. With accommodation, set over two floors, including a kitchenette and shower room, the coach house offers ideal space for use as a guest house, Airbnb style rental or a home office suite. Every aspect of the property enjoys tranquil views over the 0.8 acre grounds, with a pathway through mature trees leads around the perimeter of lake giving outstanding views back towards Waterside and the coach house.



**Waterside resides** within a most secluded position in the heart of Abbots Bromley, enjoying a prime setting within a picturesque Conservation area and 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, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne High in Uttoxeter.

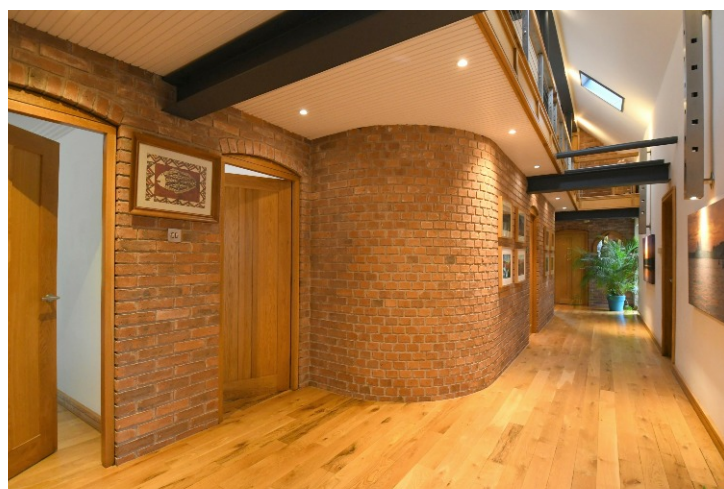
**The location** benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Bespoke Architect Designed Residence
- Exquisite Setting with Private Lake
- Wealth of Space & Character Throughout
- Ancillary/Air BnB/WFH Space
- Three Spacious Reception Rooms
- Family Dining Kitchen with Pantry
- Study, Utility, Guests WC & Cloakroom
- Galleried Reception Hall & Landing
- Magnificent Master Suite with Walk in Wardrobes & Refitted En Suite Bathroom
- Three Further Double Bedrooms
- Jack & Jill En Suite & Family Bathroom
- Second Floor Accommodation - Gym, Games Room & Shower Room
- 'Coach House' – ideal Home Office or Self Contained Annexe/Air BnB
- Electric Gates, Ample Parking & Garage
- Exceptional Setting & 0.8 Acre Grounds
- Deck Terrace overlooking Private Lake
- Central Village Setting – Amenities within Walking Distance
- Well Placed for Commuter Routes & Amenities

**Reception Hall** 4.67 x 2.9m (approx. 15'3 x 9'6)

A most impressive welcome to this exceptional lakeside home, having oak flooring with underfloor heating (which extends throughout the ground floor), a wealth of exposed brickwork and stunning vaulted ceilings. A contemporary oak and steel staircase rises to the first floor accommodation, with further dual sided steps leading down to the **Inner Hall**



The **Inner Hall** features skylights, a wealth of exposed brickwork and a gallery opening to the landing above as well as having a window to the rear aspect. Feature curved walls add further interest, with oak doors opening into:

**Lounge** 4.95 x 4.76m (approx. 16'3 x 15'7)

A beautifully presented reception room having a recessed gas fireplace and sliding doors opening out to the rear

**Study** 3.56 x 3.04m (approx. 11'8 x 9'11)

An ideal home office having sliding doors to the side aspect and a range of fitted storage

**Family Room** 4.47 x 4.16m (approx. 14'8 x 13'7)

With sliding doors opening out to the rear and double doors opening into:



**Family Dining Kitchen** 6.4 x 4.4m (approx. 21'0 x 13'7)

Another attractive family space again having sliding doors opening out to the decking and overlooking the lake. The Kitchen comprises a range of contemporary gloss wall and base units with Corian worksurfaces over, housing an inset sink and comprehensive integrated appliances including dishwasher, double oven, gas hob with extractor above and microwave, with further space for an American fridge freezer. A door opens into a superb **Pantry** 2.4 x 1.71m (approx. 7'11 x 5'7), having a range of fitted furniture and space for a below counter fridge. From the **Dining Area**, double doors open into:

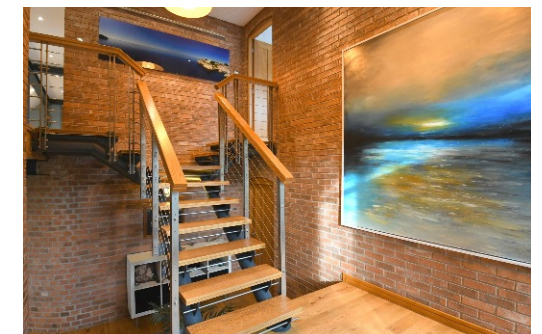
**Dining Room** 4.76 x 2.92m (approx. 15'7 x 9'7)

A well presented reception room offering the first of the idyllic views over the private lake. There is a window to the side, full height windows and a sliding door open out onto the composite decking and double doors lead into:

**Utility** 2.95 x 1.88m (approx. 9'7 x 6'2)

Fitted with a range of wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble. Doors open out to either side of the utility given access to both the front and rear aspects

A door from the hall leads into the **Cloakroom** having sliding wardrobes housing ample storage space, and a further door opens into the **Guests WC** which is fitted with wash basin set to vanity unit, WC and an obscured window the front





A contemporary oak and steel staircase rises to the first floor **Landing** 9.92 x 2.4m (approx. 32'6 x 7'10), showcasing a wealth of character brickwork, oak flooring and an impressive gallery overlooking the hallway below. Doors lead into:

**Master Suite** 4.8 x 3.35m (approx. 15'8 x 10'11)  
A most impressive principal bedroom having skylights, a range of fitted storage and mirrored doors opening into twin **Walk in Wardrobes**. Leading into:

**En Suite Bathroom** 4.76 x 2.96m (approx. 15'7 x 9'8)  
Having been luxuriously refitted, the en suite comprises twin wash basins and a feature freestanding bathtub, with separate glazed doors opening into the shower, and to a separate cloakroom with vanity wash basin and WC. There is a skylight to the rear and the en suite has a heated towel rail and tiled flooring

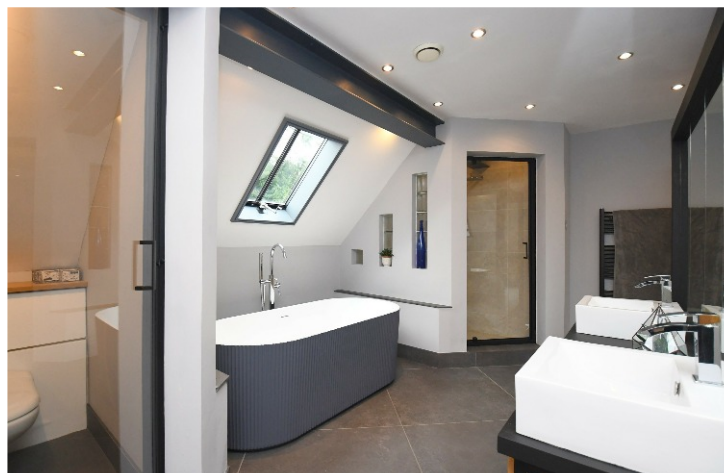
**Bedroom Two** 5.67 x 4.17m (approx. 18'7 x 13'8)  
Another good sized double room having skylights to the rear and fitted furniture including drawers and a dressing table. A door opens into:

**Jack & Jill En Suite** 3.95 x 1.47m (approx. 12'11 x 4'11)  
Comprising a white suite having twin fitted wash basins, WC and shower, with two heated towel rails, a range of fitted storage, tiled flooring and tiled walls. A door opens into:

**Bedroom Three** 4.93 x 4.15m (approx. 16'2 x 13'7)  
With skylights to the rear enjoying pleasant views over the lake

**Bedroom Four** 4.8 x 2.98m (approx. 15'9 x 9'9)  
A fourth double room having two skylights to the rear

**Family Bathroom** 3.36 x 2.06m (approx. 11'0 x 6'9)  
Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled walls, a heated towel rail and a skylight



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stairs rise to the second floor **Landing**, having a range of fitted storage, a skylight to the rear and doors open into:

**Games Room** 7.3 x 4.0m (approx. 23'11 x 13'1)

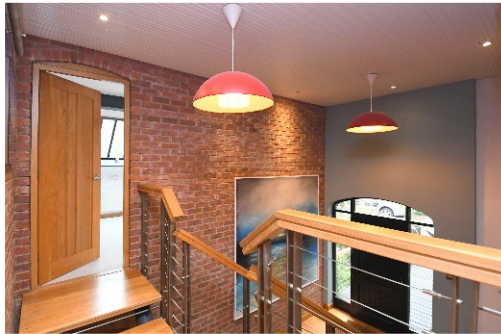
Ideal as an occasional bedroom or teenagers lounge, having skylights to the rear

**Gym** 4.67 x 4.04m (approx. 15'4 x 13'3)

Another versatile space having a feature window to the side and a skylight to the rear

**Shower Room** 3.33 x 1.25m (approx. 10'11 x 4'1)

A wet room style suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled flooring and splash backs



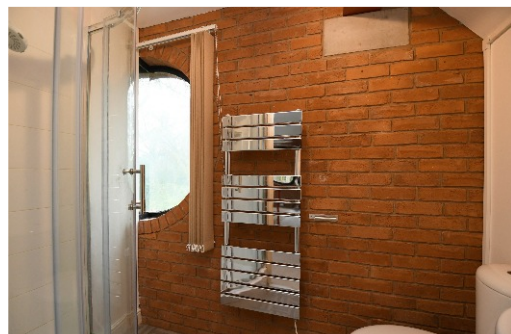
A gravel pathway leads from the driveway around to the rear of the **Coach House**, offering an ideal self contained home office, accommodation for a dependent relative or a rental unit. The Coach House is serviced by LPG central heating and stairs rise from the entrance hall to the first floor accommodation. A further door opens into:

**Office** 6.33 x 2.8m (approx. 20'9 x 9'2)

A ideal garden room or home office, having full height windows and a door overlooking the lake, and a pocket door opening to a useful shelved storage area where a further door leads into the garage

**Open Plan Annexe Accommodation** 6.8 x 5.5m (approx. 22'4 x 18'0)

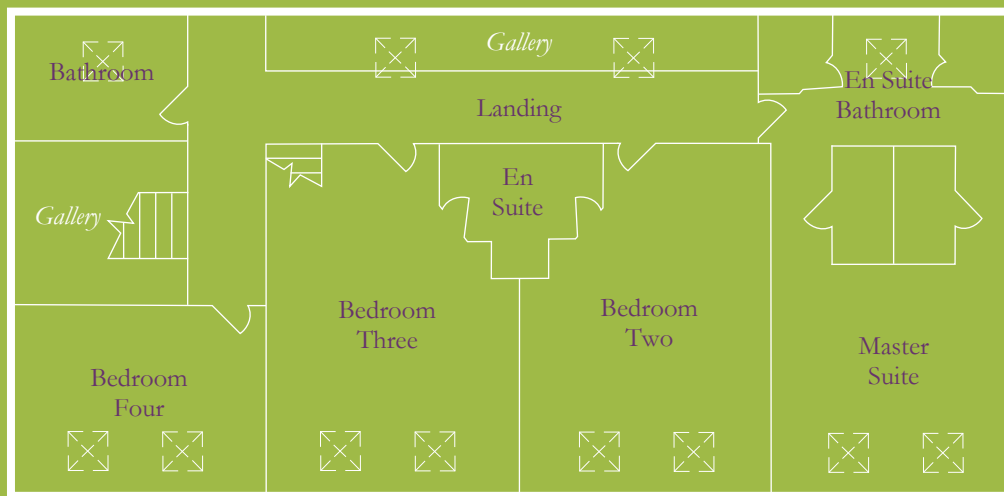
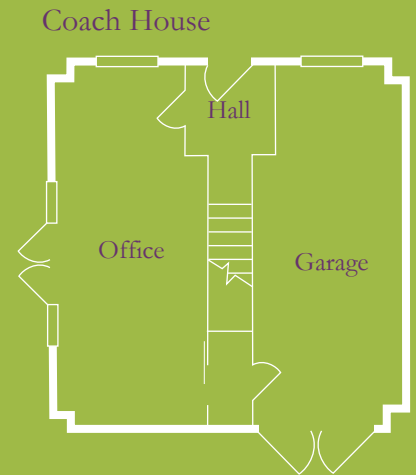
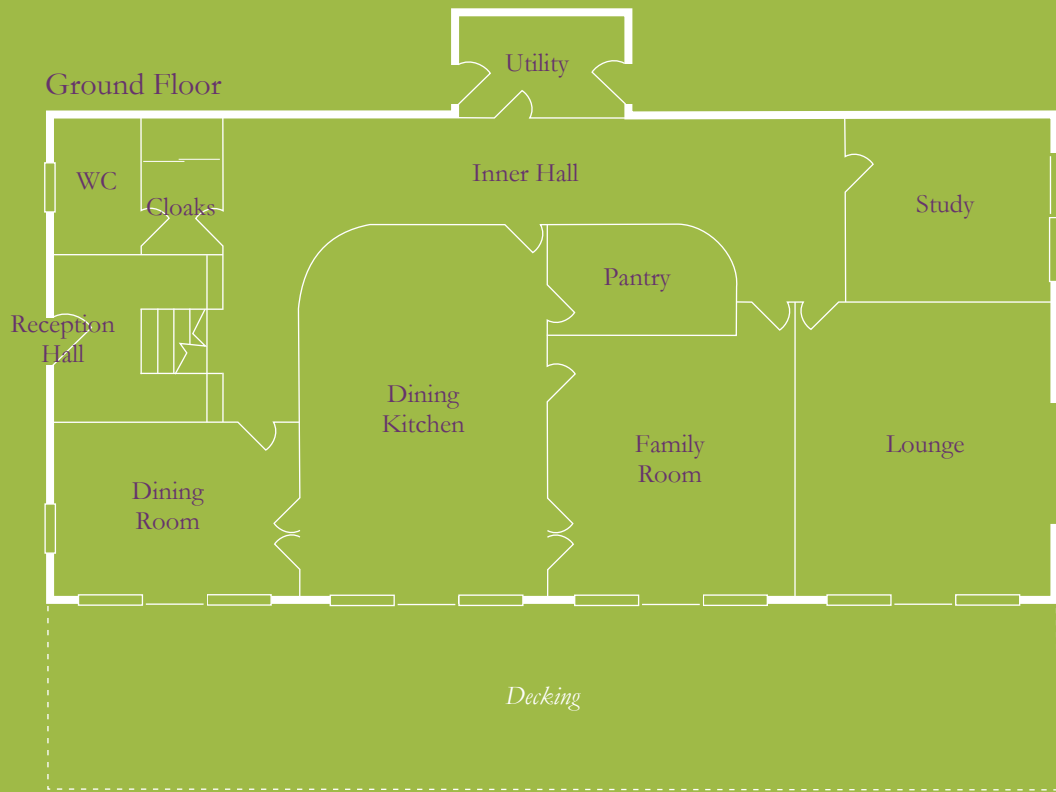
A versatile space ideal as ancillary accommodation or an Air BnB, having arched windows with idyllic lake views to the front and a further window with views along the driveway. There is ample space for both living and bedroom areas, a **Kitchenette** houses an integrated oven and space for a fridge to one side, with a modern **Shower Room** set to the other side













## Outside

Double electric gates opens from Mires Brook Lane, leading to a lengthy private driveway lined with mature foliage and trees. A gravel driveway provides parking for a number of vehicles as well as access into the **Coach House** and **Garage**, with a charming bridge edged with steel and oak balustrading leading the entrance door into Waterside. The first glimpse of the idyllic 0.8 acre grounds can be appreciated from the bridge walkway

## Garage 7.23 x 2.92m (approx. 23'8 x 9'7)

With power, lighting and manual entrance doors to the front. The LPG boiler which serves the coach house accommodation is housed in here

## 0.8 Acre Grounds

Extending to a generous size, the serene grounds enjoy much privacy and tranquillity, being laid primarily to the private lake. Accessed from multiple doors from the ground floor is composite decking providing an idyllic space for outdoor entertaining, with a further deck to the side having a water feature and interchangeable panels to create even more entertaining space as desired. Being an ideal spot to appreciate native wildlife, the lake enjoys year round visits from various waterfowl and birds including kingfishers, owls, moor hens and ducks. From the side there is access into a useful **Workshop** and **Shed** providing exterior storage, and the garden borders the entire lake giving a pathway around the entire garden

**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.