



Bromley Lodge, Bromley Wood, Abbots Bromley, WS15 3AG



Set within a generous 4.5 acre plot including equestrian facilities in this impressive detached Victorian residence, showcasing generously proportioned and characterful interiors, four double bedrooms and an enviable elevated position enjoying stunning countryside views to all sides. Having been extended and remodelled over time, Bromley Lodge offers plenty of space to suit a growing family, alongside an exceptional plot including 0.5 acre formal gardens, a sweeping driveway entrance and equestrian facilities including stables, a large barn and 4 acres of

paddock land. To the ground floor are three generous reception rooms plus an impressive oak framed Orangery, open plan kitchen (which features the original water well for the hamlet of Bromley Hurst), a grand central reception hall and ground floor bathroom, with the rear hall giving access to a utility and guests WC. Four double bedrooms are set to the first floor serviced by a luxury family bathroom and 'Jack and Jill' en suite. Outside, a sweeping driveway approaches the property where there is a circular 'in and out' driveway. Equestrian facilities include three brick built stables and a

tack room, with gated access opening into the paddocks which total 4 acres and are currently fenced into four fields. A large barn with workshop is also housed within one of the stables. Mature gardens extend to the front and rear of the property totalling half an acre, and Bromley Lodge benefits from double glazed windows, oil central heating and solar panels which are included in the sale.

Bromley Lodge is positioned on the idyllic outskirts of Abbots Bromley in the rural hamlet of Bromley Wood, enjoying both the ideals of a countryside setting with views alongside convenient access to both nearby facilities and commuter routes.

Being just minutes away from the heart of **Abbots Bromley**, a desirable location famed for its annual Horn Dance, the character high street 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 Alleynes 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. **For leisure pursuits**, the Peak District National Park and Cannock Chase can both be reached in around 30 minutes, and local Equestrian Centres include Eland Lodge and Marchington Field.





Double doors open from the front into the traditional **Porch**, having windows to the front and in turn leading into:

Reception Hall 3.55 x 1.98m (approx. 11'7 x 6'6)

An impressive welcome to this period home, having tiled flooring, stairs rising to the first floor and doors opening into:

Drawing Room 5.42 x 4.11m (approx. 17'9 x 13'5)

A spacious sitting room having a bay window to the front with paddock and countryside views, further window to the side and a stone mantelpiece housing a wood burning stove

Dining Room 5.37 x 4.13m (approx. 17'7 x 13'6)

A further well presented reception room having bay window to the front with pleasant views towards the paddock land, a further window to the side, wooden flooring and a period fireplace

Open Plan Kitchen 5.22 x 3.34m (approx. 17'1 x 10'11)

Fitted with a range of solid wood wall and base units having complementary granite worktops over, housing inset double Belfast sink, integral appliances including induction hob, microwave and dishwasher and space for an oil fired Alpha stove which fuels the hot water, central heating and cooking facilities. The kitchen has flagstone flooring, tiling to splash backs, an interior window through to the **Orangery** and doors off to the **Boot Room** and **Reception Hall**. Beneath a secure glazed door with feature lighting is a water well having originally serviced the water supply to Bromley Wood. An opening leads into:

Family Room 4.64 x 4.34m (approx. 15'2 x 14'2)

Another generous living space having window to the side aspect, flagstone flooring and a door off to a storage cupboard featuring exposed brickwork and arches. This room benefits from a feature traditional log burning stove set to stone hearth with exposed brickwork surround. Leading open plan style into:

Orangery Garden Room 7.67 x 4.05m (approx. 25'1 x 13'3)

A superb living space having oak framed windows overlooking the gardens, flagstone flooring and French doors opening out to the rear





Rear Hall 3.55 x 1.98m (approx. 11'7 x 6'6)

A useful space offering a second entrance into the property from the driveway, having tiled flooring and access into:

Utility 3.94 x 1.80m (approx. 12'11 x 5'10)

Comprising fitted wall and base units housing inset Belfast sink and spaces for washing machine and tumble dryer, with tiled flooring, space for an American style fridge freezer and window to the rear aspect

Boot Room 2.31 x 2.03m (approx. 7'6 x 6'7)

With window to the side, door to the rear and tiled flooring

Cloakroom

Comprising fitted wash basin, WC, wooden panelling to splash backs and tiled flooring

Ground Floor Shower Room 2.73 x 1.79m (approx. 8'11 x 5'10)

Ideal for restricted mobility or alternatively offering potential to create a ground floor bedroom suite. Fitted with wash basin set to vanity unit, WC and walk in shower, with an obscured window to the side and a heated towel rail



The staircase rises from the **Reception Hall** up to the **First Floor Landing**, continuing in two directions leading to the four bedrooms. A door gives access to the walk in **Airing Cupboard**, having ample fitted storage housing the two water cylinders and a window to the front aspect, and character doors open into:

Master Bedroom 4.24 x 4.16m (approx. 13'10 x 13'07)
A spacious double bedroom having windows to the front aspect and a period fireplace

Bedroom Two 4.58 x 4.49m (approx. 15'0 x 14'8)
With windows to two sides enjoying views over the paddock land and countryside beyond

Bedroom Three 4.58 x 4.49m (approx. 15'0 x 14'8)
A spacious double bedroom benefitting from windows to two sides with views and shared use of:

Jack & Jill En Suite 3.96 x 1.71m (approx. 13'0 x 5'7)
Comprising pedestal wash basin, WC and bathtub with shower over, having half tiling to walls, a heated towel rail, wooden flooring and a window to the rear. Door into:

Bedroom Four 4.22 x 3.97m (approx. 13'10 x 13'0)
With windows to the side, wooden flooring and a door onto the **Landing**

Family Bathroom 4.89 x 3.33m (approx. 16'0 x 10'11)
Fitted with a luxury suite comprising contemporary wash basin set to vanity unit, low level WC with hidden cistern, double ended Ucosan bathtub with spa jets and a spacious shower cubicle with glazed privacy screen, power shower and steam generator. The bathroom has windows to the side, a chrome heated towel rail, tiled flooring and tiling to splash backs

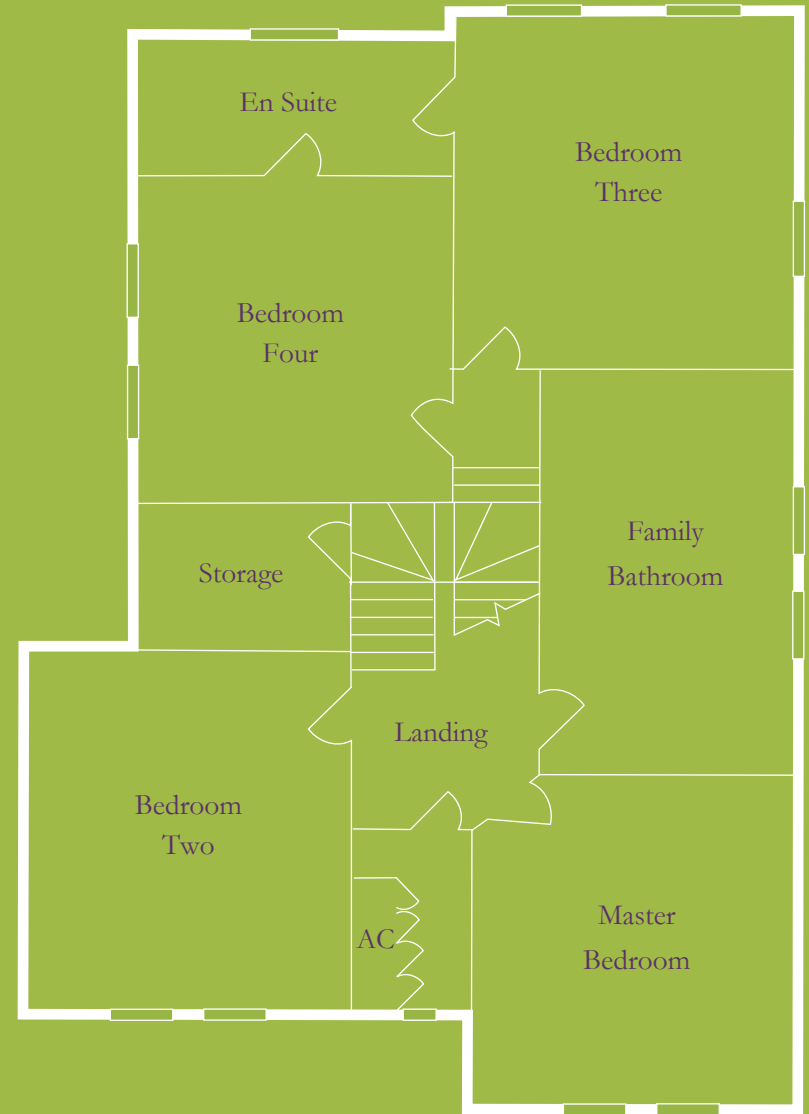
From the landing, a door opens into a useful **Walk in Store** 2.74 x 1.78m (approx. 8'11 x 5'10)

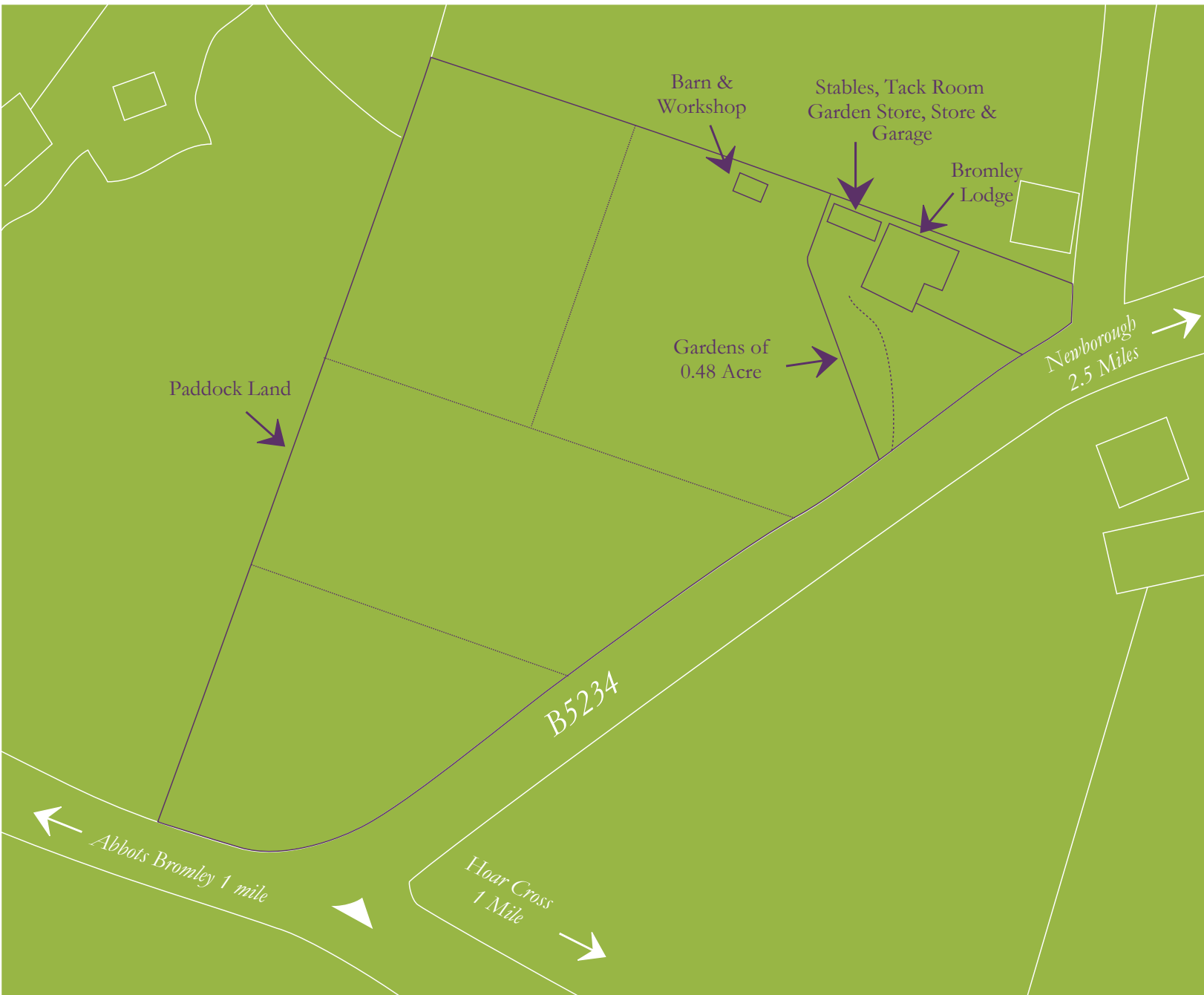












Outside

Gated access leads to a sweeping driveway up to Bromley Lodge, where there is a central borders creating an 'in and out' drive, as well as having a large parking area to one side. The driveway has gated access into two of the paddocks as well as access into a range of **Outbuildings**

0.5 Acre Formal Gardens

Extending to the front and side of Bromley Lodge, the formal gardens are laid to lawns bordered with mature foliage, hedging and trees. A brick paved terrace is accessed from the Orangery offering a pleasant and secluded space for outdoor entertaining

Equestrian Facilities

The detached brick barn which houses the solar panels comprises a **Single Garage**, a **Store** which houses the oil fired boiler and an additional **Store Room**, **Three Stables** and a **Tack Room**. Within the first one acre paddock is a detached **Barn** having a workshop to one side. two points of gated access lead into the 4 Acres of Paddock Land, which is currently separated into four fields, each having a water supply

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 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.