



Crofts Lawn, Market Place, Abbots Bromley, WS15 3BS



Enjoying a secluded setting close to the heart of the village is Crofts Lawn, a traditionally styled detached residence showcasing generously proportioned interiors, four bedrooms (three doubles) and a delightful and established garden plot. With exteriors reflecting the handsome Georgian style of Abbots Bromley, Crofts Lawn is set at an elevated position accessed via a private driveway leading to just three homes, with excellent outside space including a detached triple bay coach house. This attractive detached home offers thoughtfully designed interiors ideal to suit a growing family, with attractive features including an inglenook fireplace to the lounge, impressive tall

ceilings and sash windows to both the front and rear.

The ground floor reception hall leads into two reception rooms, a dining kitchen with utility and cloakroom, with four generous bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, there is parking to the fore of the triple bay coach house, and wonderfully mature gardens extend to both the front and rear aspects, with pleasant views over the village church enjoyed from the front west facing garden. The rear garden houses a versatile summer house offering an ideal home office or relaxation space, and Crofts Lawn is serviced by double glazed windows

and oil central heating.

Crofts Lawn is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. 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.



- Elegant Detached Family Residence
- Individually Designed Interiors
- Secluded Setting on Private Lane
- Generous Garden Plot with Church Views
- Two Reception Rooms
- Breakfast Kitchen with Utility
- Reception Hall & Cloakroom
- Master Bedroom with En Suite
- Three Further Bedrooms (Two Doubles)
- Family Bathroom
- Mature & Secluded Gardens
- Detached Triple Garage & Parking
- Desirable Village Setting
- Walking Distance to Amenities
- Well Placed for Commuter Routes & Rail Travel

From the driveway, a gate opens into the beautifully tended fore gardens, with a paved pathway leading to the front door. Pleasant views towards the village and the St Nicholas church tower can be enjoyed from the gardens

Reception Hall

A spacious welcome to this traditionally styled home, having a sash window to the front, stairs rising to the first floor with storage beneath, and doors leading into:

Lounge 5.37 x 4.25m (approx..17'7 x 13'11)

An impressive reception room having dual aspect sash windows, exposed beams and an inglenook housing a Calor gas fire. The chimney is open and could alternatively house a wood burning or open fire

Dining Room 4.04 x 3.24m (approx. 13'2 x 10'7)

A second spacious reception room having sash window to the rear

Dining Kitchen max 4.03 x max 4.83 min 2.85m (approx. max 13'2 x max 15'10 min 9'4)

Fitted with a range of wooden wall and base units having complementary worktops over, housing inset sink with side drainer, integrated tower oven and electric hob and spaces for appliances including a fridge, freezer and dishwasher. There is space for a dining table and chairs and the kitchen has tiled flooring and splash backs and a window to the rear. A door opens into:

Utility 2.12 x 1.83m (approx 6'11 x 6'0)

Having fitted base units with wooden work surfaces over, housing an inset Belfast sink, fitted shelving and spaces for washing machine and tumble dryer. With tiled flooring, tiling to splash backs and a door out to the rear

Cloakroom

Comprising pedestal wash basin with tiled splash back, WC, an obscured window to the front and a useful fitted cloakroom storage cupboard





Stairs rise to the first floor **Part Galleried Landing**, where there are sash windows to the front, a fitted storage cupboard and further fitted **Airing Cupboard**. There is access to the loft and doors open into:

Master Bedroom 4.26 x 3.34m (approx. 13'11 x 10'11)

A spacious double room having a range of fitted wardrobes, twin sash windows to the rear and a door into:

En Suite 3.14 x 1.93m (approx. 10'3 x 6'4) – max
Comprising wash basin with vanity storage below, WC, bathtub and shower cubicle, having tiled walls, an obscured window to the front and a heated towel rail

Bedroom Two 4.05 x 2.77m (approx. 13'2 x 9'1)
With sash window to the rear

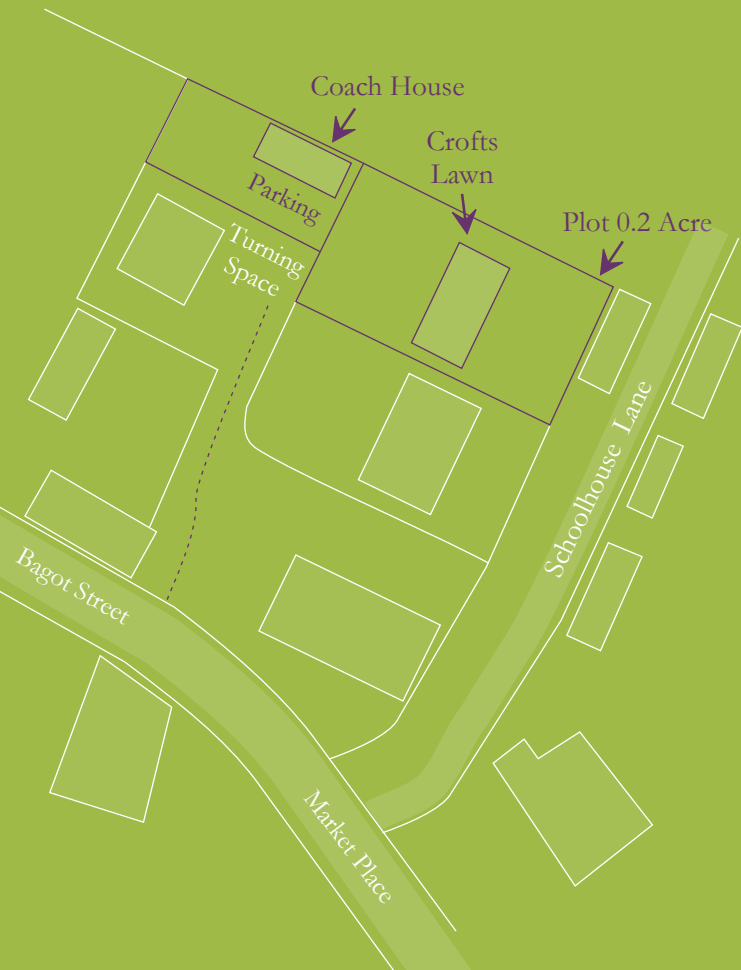
Bedroom Three 4.05 x 2.77m (approx. 13'2 x 9'1)
A third double room having a sash window to the rear overlooking the gardens

Study/Bedroom Four 2.97 x 2.53m (approx. 9'8 x 8'3)
With window to the rear, this room makes an ideal study or single bedroom

Family Bathroom 2.78 x 1.95m (approx. 9'1 x 6'4)
Comprising pedestal wash basin, WC, bathtub and separate shower, with an obscured window to the front and half tiled walls



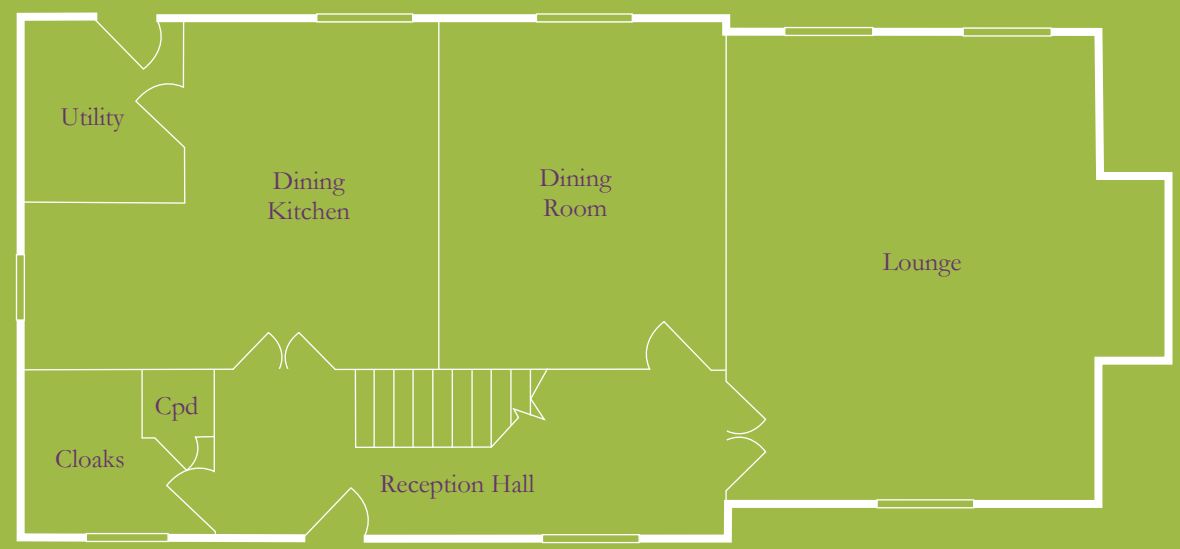




First Floor



Ground Floor





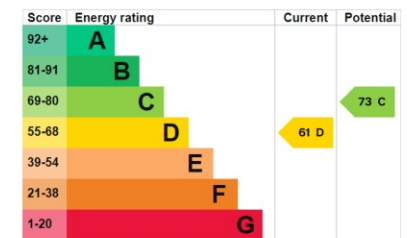
Outside

Situated within a private courtyard shared with one additional property, is a **Detached Coach House**, having three bays each with manual double entrance doors, power and lighting. The garage offers superb potential for conversion into a games room or home office (subject to relevant permissions). There is parking to the fore of the garage as well as an area of lawned garden which also belongs to Crofts Lawn

Gated access opens to the **West Facing Front Garden** where there is a paved pathway leading to the front door. Shaped lawns are edged with immaculately maintained borders stocked with a variety of flowers and shrubs, and idyllic views can be appreciated back to historic buildings lining the main street and over St Nicholas' church tower

Rear Garden

Another beautifully matured space, having a paved terrace housing a **Summer House** which offers a versatile home office or relaxation space. Steps rise to lawns and the garden is bordered by mature hedging and a character brick wall, being a lovely secluded space to enjoy the tranquil surroundings



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.

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