



**Sycamore House**, High Street, Abbots Bromley, WS15 3BN



Enjoying an enviable position in the heart of Abbots Bromley is Sycamore House, an executive detached village residence benefitting from spacious and versatile accommodation set over three floors, six spacious bedrooms and a superb space over the garage ideal as a home office/gym. Overlooking pleasant rural views to the rear, this impressive detached home offers extensive accommodation to suit a growing family, alongside beautifully presented interiors which have been upgraded to include new windows to the first floor, new electric garage doors and a remodel to create a fabulous open plan living and dining kitchen. The interiors comprise briefly reception hall, lounge with inglenook, family room, study/snug, open plan kitchen with dining and

family rooms, utility/boot room and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and master en suite. To the second floor are two further bedrooms with a shower room, offering ideal potential as a teenagers suite or accommodation for a live in nanny or relative. Outside, Sycamore House sits back from the lane at an elevated position with a regal gated entrance leading up to the parking area. There is access into the detached double garage which also has a room above ideal as a studio, home office or gym, and gardens extend to the front and rear aspects enjoying much privacy to the rear and a pleasant outlook onto fields at the rear.

The historic village of Abbots Bromley, best

known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle centered around an attractive main street lined with character properties. The village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. Abbots Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).

- Executive Detached Village Residence
- Generously Proportioned & Versatile Accommodation over Three Floors
- Recently Remodelled & Upgraded Kitchen
- Three Versatile Reception Rooms
- Open Plan Living & Dining Kitchen
- Utility/Boot Room & Cloakroom
- Six Double Bedrooms
- En Suite, Bathroom & Shower Room
- Secluded Landscaped Garden
- Detached Double Garage
- Studio/Gym/Home Office Above
- Gated Entrance to Ample Parking
- Double Glazed including New Windows to First Floor
- Mains Gas Central Heating with Nest
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



### Reception Hall

A stunning welcome to this executive home, having stairs rising to the first floor with storage beneath, porcelain tiled flooring and doors opening into:

### Sitting Room 3.42 x 3.3m (approx. 11'3 x 10'9)

Ideal as a playroom or snug, having bay window to the side and further window to the front

### Lounge 5.5 x 5.02m (approx. 18'0 x 16'0)

An impressive reception room having dual aspect windows, engineered oak flooring and an reclaimed brick inglenook fireplace housing a wood burning stove

### Study 4.64 x 2.84m (approx. 15'2 x 9'3)

A versatile space ideal as a home office, having window to the side and a reclaimed brickwork fireplace housing a wood burning stove

### Open Plan Family Living & Dining Kitchen 8.67 x 7.15m (approx. 28'5 x 23'5) – max

Having been remodelled and refitted by the current vendors, this open plan space benefits from under floor heating throughout and is formed by a comprehensively fitted kitchen, family room and formal dining area. The **Kitchen** comprises a range of wall and base units with quartz worksurfaces over, housing an inset composite sink with side drainer, space for an American fridge freezer and a range of integral appliances including Neff oven with hideaway drawer, Neff combination microwave oven, Neff induction hob with extractor above and Bosch dishwasher. There is also an integral wine fridge and the sink is fitted with a Quooker boiling/filtered water tap. There is a useful fitted pantry cupboard, and tiled floor extends into the **Dining Area** where there are double doors out to the gardens and a breakfast bar faces back towards the kitchen. The **Family Room** feature exposed ceiling beams and has double doors out to the rear aspect

### Boot Room/Utility 3.83 x 2.08m (approx. 12'6 x 6'9)

Again having been refitted to complement the kitchen, the utility has fitted wall and base units with Quartz work surfaces over, housing an inset sink with side drainer, spaces for washing machine a tumble dryer and a window to the rear. A door opens onto the driveway and tiled flooring extends into:

### Cloakroom

Fitted with pedestal wash basin, WC and an obscured window





Stairs rise to the first floor **Galleried Landing**, where there is a window to the front and doors opening into the Airing Cupboard and:

**Master Bedroom** 5.16 x 4.43m (approx. 17'0 x 14'3)  
A spacious principal suite having window to the front aspect and two sets of double doors opening into fitted wardrobes with automatic lighting. With private use of:

#### **En Suite**

Comprising twin wash basin and WC fitted to a range of marble topped vanity units and a tiled shower cubicle, with a chrome heated towel rail, an obscured window to the side and tiled flooring

**Bedroom Two** 2.98 x 4.28m (approx. 14'0 x 9'9)  
Another double room having window to the rear overlooking rural views and mirror fronted fitted wardrobes

**Bedroom Three** 3.2 x 2.99m (approx. 10'6 x 9'9)  
With a window to the rear and a range of fitted wardrobes

**Bedroom Four** 4.2 x 2.96m (approx. 13'9 x 9'9)  
Another double room having window to the front and a range of mirror fronted fitted wardrobes

#### **Family Bathroom**

A spacious bathroom comprising wash basin and WC set to a range of vanity units, corner bathtub and large separate shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side

Stairs continue to the **Second Floor Landing** where a skylight provides natural light and doors open into:

**Bedroom Five** 4.16 x 3.5m (approx. 13'9 x 10'9)  
With fitted wardrobes, a skylight and a window to the side

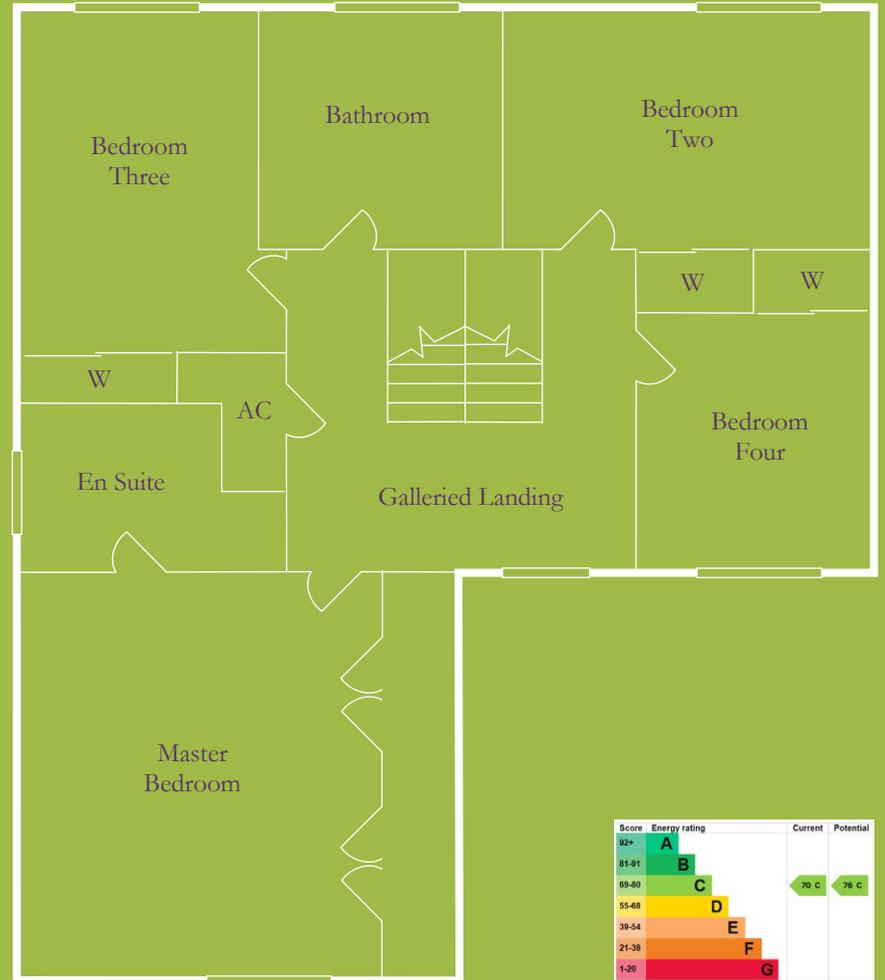
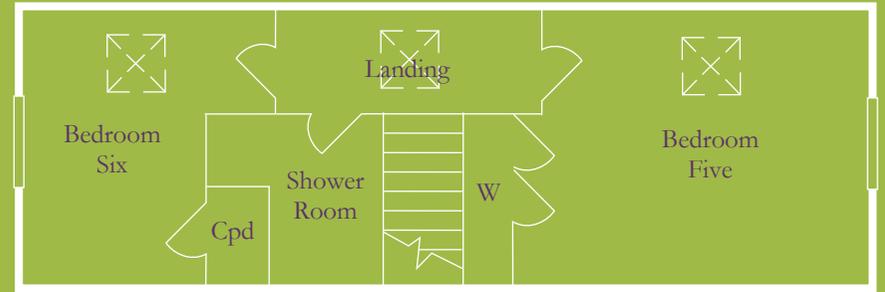
**Bedroom Six** 3.5 x 2.37m (approx. 11'6 x 7'9)  
Another generous bedroom having skylight, a window to the side and a door into the loft storage space. This space is ideal for use as a sitting room for a self contained living area on the second floor

#### **Shower Room**

Fitted with wash basin set to vanity unit, WC and shower, with tiled splash backs and a skylight







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Outside

Sycamore House is set back from High Street at an elevated position beyond a generous frontage having a regal gated entrance. The block paved drive provides parking for a number of vehicles as well as gated access into the rear garden, and a pathway between the lawns leads to the front door

### Double Garage

With recently replaced electric entrance doors, power and lighting, the garage offers ample space for a parked vehicle and for a workshop area. Stairs rise to the **Studio/Gym** above and attached to the outside of the garage is an electric vehicle charger point

### Studio/Gym/Home Office

Ideal as a games room, gym or base for a home-based business, having skylights and an Air Conditioning unit

### Gardens

The rear garden enjoys complete privacy to all sides and is laid to a paved terrace, shaped lawns and raised borders stocked with a variety of flowers and plants. There is a courtesy door into the garage and gated access opens out to the driveway. The garden is safely enclosed to all sides and feature an exterior water point and lighting



**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.