



Davant House, Church Lane, Abbots Bromley, WS15 3DD

Tucked away along a private drive neighbouring the picturesque St Nicholas' Church is Davant House, an elegant traditional detached home offering well proportioned interiors, four good sized bedrooms and a delightful and secluded 0.2 acre garden plot enjoying idyllic church views. Presenting superb potential to remodel, refurbish and extend to suit (subject to relevant permissions), the property retains a wealth of character alongside spacious interiors ideal to suit a growing family also needing space to work from home. The established garden also houses a large outbuilding, offering conversion potential without encroaching on the generous plot size.

Outside, a lengthy tarmac driveway leads to the fore of the property where there is parking and access into the single garage, with the front aspect overlooking idyllic views over the village church and grounds. A porch and reception hall open into two reception rooms plus a conservatory and spacious kitchen, with a cloakroom and useful study also set to the ground floor. To the first floor there are four bedrooms, one of which being en suite, with a family bathroom also accessed from the main landing. Two of the four bedrooms also benefit from a sink/sink and shower, allowing for easy installation of en suites if desired. The wrap around gardens total 0.2 acre, extend to the front, side and rear aspects and housing a

versatile brick outbuilding ideal as an entertaining space, additional home office or a workshop.

Davant House enjoys a delightfully peaceful and secluded setting beside the village Church, being just steps from the heart of Abbots Bromley. 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 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.



- Traditional Detached Village Home
- Idyllic & Secluded Setting with Church Views
- Established 0.2 Acre Gardens
- Three Reception Rooms & Study
- Kitchen & Rear Hall
- Porch & Reception Hall
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Tranquil Wrap Around Gardens
- Private Driveway with Church Views to Front
- Large Garage & Ample Parking
- Central Village Setting

A traditional arched doorway with side windows opens into the **Porch**, having tiled flooring and a further door leading in turn into:

Reception Hall 5.26 x 2.35m (approx. 17'3 x 7'8)

A spacious welcome to this detached family home, having stairs rising to the first floor accommodation and doors opening into:

Sitting Room 4.65 x 4.27m (approx. 15'3 x 14'0)

A well presented reception room having a windows to the side aspect, a bay window to the front aspect and a gas fireplace set to tiled hearth

Dining Room 4.25 x 3.92m (approx. 13'11 x 12'10)

Another generous living space having windows to two sides and double doors opening into:

Conservatory 5.4 x 3.24m (approx. 17'9 x 10'7)

With tiled flooring, windows enjoying garden views and double doors opening out to the side aspect

Kitchen 4.78 x 2.75m (approx. 15'8 x 9'0)

Comprising a range of wooden wall and base units housing an inset sink with side drainer, recess housing space for a cooker, an integrated dishwasher and space for a fridge freezer. There is a window to the side and the kitchen has tiled flooring, an internal door into the garage and a further door opening into:

Rear Hall 2.96 x 1.33m (approx. 9'8 x 4'4)

With tiled flooring, windows to the rear and a door opening out to the rear aspect of the property. An internal door opens into:

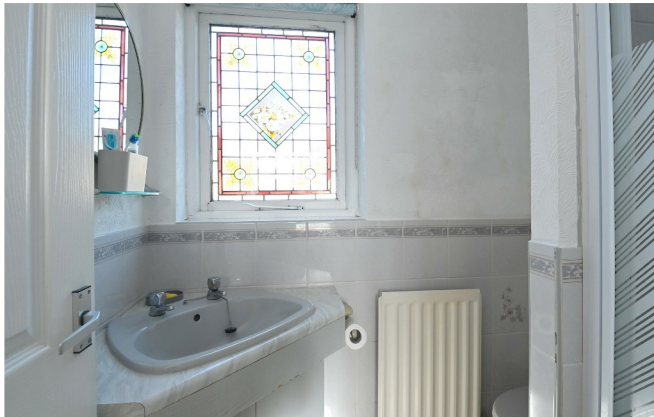




Study 3.6 x 2.8m (approx. 11'9 x 9'1)
A useful home office, having windows to two sides

Cloakroom
Accessed from the **Reception Hall**, having tiled flooring, wash basin set to vanity unit and WC

Stairs rise to the first floor **Landing**, having access via a drop down ladder to the loft space, and doors opening into:



Master Bedroom 3.63 x 3.11m (approx. 11'11 x 10'2)
A double room having a window to the front overlooking Church views, and private use of:

En Suite 1.9 x 1.47m (approx. 6'3 x 4'10)
Fitted with wash basin set to vanity unit, WC and shower, with half tiled walls and a feature stained glass window to the rear



Bedroom Two 4.27 x 3.92m (approx. 14'0 x 12'10)
Another double room having windows to two sides with pleasant garden and church views, a double fitted wardrobe, wash basin set to vanity unit and shower unit

Bedroom Three 4.24 x 3.93m (approx. 13'11 x 12'10)
With a vanity wash basin and windows to two sides

Bedroom Four 2.38 x 2.12m (approx. 7'9 x 6'11)
Having a window to the front and a high level fitted storage cupboard

Bathroom 2.76 x 2.34m (approx. 9'0 x 7'8)
Comprising pedestal wash basin, WC, bidet and bathtub with shower attachment, with tiled splash backs, windows to two sides and a door opening to the **Airing Cupboard**







Outside

Davant House is accessed via Church Lane, with a lengthy tarmac driveway leading to the property. There is a turning point as well as parking for a number of vehicles to the front of Davant House, and the property enjoys a picturesque outlook over the St Nicholas' Church and grounds

Single Garage 5.38 x 3.13m (approx. 17'7 x 10'3)

A large garage having power, lighting, a manual entrance door to the front and a courtesy door opening out to the rear garden

Wrap Around Gardens

Extending to **0.2 Acre**, beautifully tended gardens extend to the front, side and rear of Davant House, being enclosed with hedged, walled and fenced boundaries. A lower level of lawn houses a covered pergola and a charming feature well with a small natural water feature. A walkway leads to further lawns to the rear of the property where there is access into a brick **Outbuilding** 5.72 x 3.72m (approx. 18'9 x 12'2), having power and lighting, being a versatile entertaining or workshop space. Providing additional storage is a large garden shed, and a walkway leads around the rear of the property leading back to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
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.