





Nestled on the edge of the picturesque village of Abbots Bromley, this beautifully updated and superbly improved detached family home offers modern living in an idyllic countryside setting. Boasting stunning open field views to the rear and positioned on a generous plot, the property seamlessly blends contemporary design with spacious living areas, making it a perfect choice for families.

Upon entering, you are welcomed into a stylish entrance porch leading to a spacious reception hall. The ground floor features a guest cloakroom, a bright and airy through-lounge, and an impressive open-plan family dining kitchen with a utility room. The first floor hosts four well-proportioned bedrooms, including a master suite with a sleek en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a large block-paved driveway providing ample off-road parking and access to the garage. The rear garden is designed for both relaxation and entertaining, featuring generous paved seating areas, a sheltered pergola, a shaped lawn, and a charming picket fence offering uninterrupted views of the surrounding countryside.

Abbots Bromley is a highly desirable Staffordshire village, renowned for its charming character and vibrant community. Ideally positioned within easy reach of Lichfield, Rugeley, and Uttoxeter, the village offers a wealth of local amenities, including traditional pubs, an Indian restaurant, a café, convenience stores, and boutique shops. Abbots Bromley has been recognized as one of the best places to live in the Midlands by The Sunday Times and frequently earns accolades in Staffordshire's Best Kept Village competition.

With its beautifully preserved historic buildings and status as a designated Conservation Area, Abbots Bromley provides an enviable blend of countryside tranquility and modern convenience.

Early viewing is highly recommended to fully appreciate the quality and location of this exceptional home.



### Entrance Porch

Accessed via a contemporary composite entrance door, leading to an oak internal door opening into:

### Reception Hallway

Featuring a striking staircase with a glass and oak balustrade rising to the first floor, oak flooring, a radiator, spotlighting, and doors leading to:

### Cloaks/W.C.

Fitted with a chrome towel rail and a modern suite comprising a pedestal wash hand basin with tiled surround and a low-flush WC.

### Lounge

A spacious living area with a double-glazed bow window to the front and double-glazed French doors opening to the rear garden. Additional features include oak flooring, a radiator, coving, ceiling spotlighting, a feature fireplace with a cast-iron log burner and wooden beamed mantel, and bespoke fitted furniture providing base and wall-mounted storage with space and provision for a wall-mounted TV.

### Kitchen/Diner

A generously sized family kitchen and dining space with double-glazed windows and French doors to the rear, a radiator, tiled flooring, ceiling spotlighting, and built-in speakers. A striking stone-clad feature wall provides space and provision for a wall-mounted TV. The kitchen is fitted with a range of high-gloss contemporary units, including base cupboards and drawers with round-edge worktops, wall-mounted cupboards with under-cabinet lighting, and an inset stainless steel one-and-a-half bowl sink with a swan-neck mixer tap. Additional features include LED plinth lighting, a central island unit with a breakfast bar, base storage cupboards, and a wine cooler. Integrated appliances comprise a Neff 'slide and hide' oven with a microwave above, a five-ring gas hob with an extractor fan, a fridge/freezer, and an additional freezer. A door leads to:



### Utility Room

Fitted with a round-edge work surface, base storage cupboard with a plinth heater, inset stainless steel sink, and space for a washing machine and tumble dryer. A double-glazed window to the front provides natural light, while tiled flooring and a door leading to the garage complete the space.

### Landing

Providing access to:







### Bedroom One

A spacious, dual-aspect room with double-glazed windows to the front and rear, spotlighting, a radiator, and a useful walk-in wardrobe. A door leads to:

### En-suite

Featuring a double-glazed window to the rear, tiled flooring, and a modern white suite comprising a wall-mounted contemporary vanity unit with a pebble-shaped wash hand basin and mixer tap, a low-flush WC, and a shower enclosure with a waterfall-style showerhead. The walls are tiled to full height with a mosaic border, and a chrome heated towel radiator adds a stylish touch.

### Bedroom Two

With a double-glazed window to the rear, a radiator, and ceiling spotlighting.

### Bedroom Three

With a double-glazed window to the front, a radiator, ceiling spotlighting, and a recessed space designed for a wall-mounted TV.

### Bedroom Four

Featuring a double-glazed window to the rear, a radiator, and a square archway leading to a recessed wardrobe space with a hanging rail.

### Bathroom

A stylish, modern bathroom with a double-glazed window to the front, a chrome heated towel rail, and tiled flooring. The contemporary white suite includes a pedestal wash hand basin with a tiled surround extending to full ceiling height, a fitted mirror, a low-flush WC, and a twin-ended bath with centrally positioned mixer taps, a shower head attachment, and a twin-headed shower appliance overhead. Ceiling spotlighting completes the space.

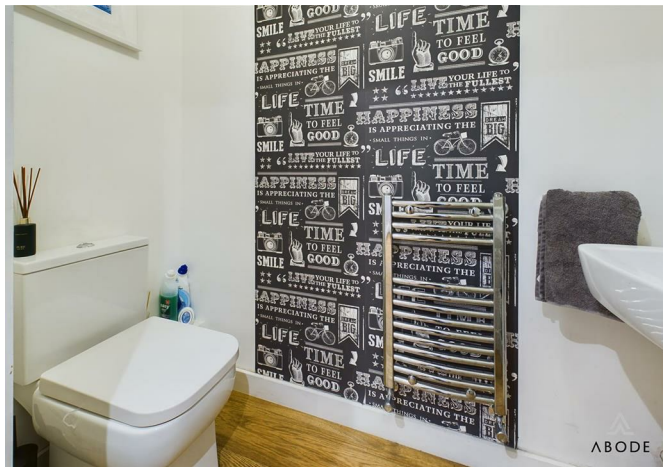
### Outside

To the front, a generously sized block-paved driveway with lighting provides ample off-road parking, leading to the garage and a gated side entry.

The rear garden offers a substantial paved patio, ideal for entertaining, with steps leading to an additional raised paved area featuring a sheltered pergola. A shaped lawn extends beyond, bordered by well-stocked mature planting, enclosed by fencing. A picket fence at the rear with a gated entrance provides picturesque views over the open fields beyond.

### Garage

Fitted with an electrically operated roller shutter door, a rear window, an inner courtesy door, lighting and power, and a wall-mounted boiler.













| Energy Efficiency Rating                    |                                                                                                  |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                          | Potential |
| Very energy efficient - lower running costs |                                                                                                  |           |
| (92 plus) <b>A</b>                          |                                                                                                  |           |
| (81-91) <b>B</b>                            |                                                                                                  | <b>81</b> |
| (69-80) <b>C</b>                            | <b>67</b>                                                                                        |           |
| (55-68) <b>D</b>                            |                                                                                                  |           |
| (39-54) <b>E</b>                            |                                                                                                  |           |
| (21-38) <b>F</b>                            |                                                                                                  |           |
| (1-20) <b>G</b>                             |                                                                                                  |           |
| Not energy efficient - higher running costs |                                                                                                  |           |
| England & Wales                             | EU Directive  |           |





Floor 0

Approximate total area<sup>(1)</sup>

131.91 m<sup>2</sup>

1419.86 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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