



SHADE ELMS, GOOSE LANE, ABBOTS BROMLEY, RUGELEY

£479,950 Freehold

Shade Elm is a charming Victorian cottage on the edge of Abbots Bromley, offering three double bedrooms, character-filled living spaces, and landscaped south-facing gardens. With a utility room, modern upgrades, private parking, and no upward chain, it's an ideal village retreat.

Shade Elm - A Tranquil Country Cottage in Abbots Bromley - offered with NO CHAIN.

Tucked away on the scenic outskirts of the historic village of Abbots Bromley, Shade Elm is a charming and thoughtfully improved Victorian cottage that blends rustic character with modern touches. With three double bedrooms, elegant interiors, and beautifully landscaped south-facing gardens, this delightful cottage offers the best of countryside living with excellent village convenience. Dating back to the 1880s, the cottage showcases period features throughout - exposed timber beams, solid oak finishes, and a striking dual-aspect fireplace. Recent upgrades include a stylish ground-floor extension creating a versatile utility/boot room, a contemporary en suite to the main bedroom, and a newly fitted boiler (2021). Outside, the property enjoys a quiet position along Goose Lane, with off-road parking for two vehicles and wrap-around gardens designed to make the most of the sunshine and the serene surroundings.

Whether you're relaxing in the peaceful garden, enjoying fireside evenings in the beamed reception rooms, or strolling into the village for a coffee or a countryside walk, Shade Elm is a home that invites you to slow down and settle in.

Highlights

- * Characterful Semi-Detached Period Home
- * Peaceful Rural Setting with Village Amenities Nearby
- * Beautifully Landscaped, South-Facing Gardens with raised patio area
- * Dual Reception Rooms with Feature Fireplace
- * Well-Appointed Oak Kitchen with Breakfast Area
- * Utility/Boot Room with Guest WC & Skylights
- * Three Double Bedrooms
- * Modern En Suite and Family Bathroom
- * Two Large Insulated Loft Spaces - One Fully Boarded with Lighting
- * Gas Combi Boiler Housed in Loft
- * Private Driveway Parking for Two Vehicles
- * Double Glazing & Gas Central Heating
- * No Upward Chain - Ready for Immediate Occupation
- * Excellent Access to A38, A50 & Rail Links
- * No Chain

A Closer Look Inside

Kitchen & Breakfast Area - 7.15 x 2.43m

At the heart of the home is a welcoming oak kitchen fitted with solid units, a Belfast sink, integrated appliances and space for a Rangemaster-style cooker. Practical tiled flooring continues into the hallway, and a staircase leads upstairs with storage beneath.

Dining Room - 3.55 x 3.25m

Bright and airy with windows to two sides, this room features elegant oak flooring and shares a central fireplace with the lounge - ideal for entertaining.

Lounge - 3.7 x 3.55m

A cosy yet refined space with a wood-burning stove, original front door, and character features, perfect for quiet evenings in.

Utility/Boot Room - 4.3 x 3.4m

A stylish and practical addition featuring ample fitted units, an inset sink, and space for laundry appliances. Vaulted ceilings with twin skylights bring in plenty of natural light, while a stable door provides garden access. A guest WC is positioned just off the utility, making this space both functional and family-friendly.

Guest Cloakroom

Conveniently located off the utility room, with tiled flooring and WC.

Upstairs Accommodation

Master Bedroom - 4.53 x 3.25m

A generously sized main bedroom with views to the side and rear, a private dressing room (1.47 x 1.47m), and access to:

En Suite - 1.58 x 1.45m

Recently refitted with a walk-in shower, modern vanity unit, WC, and heated towel rail. Finished with Karndean flooring and tasteful tiling.

Bedroom Two - 3.6 x 2.65m

A comfortable king-sized room with views to the front of the home.

Bedroom Three - 3.02 x 2.44m

A well-proportioned third bedroom overlooking the rear garden. Please note this room includes a flying freehold over the adjoining property.

Family Bathroom - 2.5 x 2.3m

A classic-style bathroom with roll-top tub, pedestal basin, WC, and built-in airing cupboard. The half-tiled walls and traditional fittings complete the look.

Additional Features

Upstairs, the home offers two large loft spaces - both fully insulated. One is fully boarded and fitted with fluorescent lighting, providing an ideal storage solution. The modern combi boiler (installed in 2021) is discreetly housed in the loft.

Location Overview

Shade Elm occupies an enviable position within the conservation village of Abbots Bromley.

Life in Abbots Bromley - More Than Just a Village

Abbots Bromley is more than a picturesque place to live-it's a community full of activity, energy, and charm. Whether you're seeking active outdoor pursuits or cosy weekend treats, the village and its surroundings offer something for everyone:

Sports & Recreation

- * Cricket & Football Clubs - Long-standing local clubs for all ages with regular fixtures and a strong community following
- * Village Sports Pitches - Open-access fields and a brand new all-weather court, perfect for year-round use including netball, football, and casual play
- * Tennis Club - A friendly club offering social games, coaching, and competitive matches
- * Local Running & Cycling Routes - Enjoy peaceful country lanes and scenic paths right on your doorstep

Nature & Outdoor Living

- * Blithfield Reservoir - Just minutes away, this vast and tranquil body of water is ideal for sailing, birdwatching, fishing, and peaceful lakeside walks
- * Cannock Chase AONB - A short drive brings you to this nationally designated Area of Outstanding Natural Beauty, perfect for hiking, mountain biking, and spotting deer in ancient woodland

Village Charm & Community Spirit

- * Cobwebs - A nearby café, pizza stop, and boutique destination all in one, with homemade cakes and unique finds in its adjoining shops
- * Antlers Coffee Shop - A local favourite for artisan coffee, light bites, and relaxed catch-ups with friends
- * Village Hall - A lively hub hosting events, markets, community groups, exercise classes, and private functions throughout the year

Whether you're into weekend sport, long countryside strolls, or simply enjoying good food and coffee in good company, Abbots Bromley provides a rich and well-rounded lifestyle in a quintessentially English village setting.

Education & Schooling in Abbots Bromley

Abbots Bromley offers a distinctive three-tier education system, providing a seamless academic journey from early years through to secondary education:

* The Richard Clarke First School

Located in the heart of the village, this Ofsted-rated 'Good' school caters to children aged 4-9. Established in 1606, it combines a rich history with a commitment to modern teaching practices.

* Oldfields Hall Middle School

Situated in nearby Uttoxeter, this middle school serves students aged 9-13. It continues the strong educational foundation laid in the first school years, preparing pupils for the next stage of their academic journey.

* Thomas Alleyne's High School

Also located in Uttoxeter, this high school accommodates students aged 13-18. It offers a broad curriculum, including a sixth form, supporting students through to their A-levels and further education.

For those considering independent education, the area boasts several reputable institutions:

* Denstone College

A co-educational boarding and day school offering a comprehensive education for students aged 4-18.

* Lichfield Cathedral School

An independent day school providing education from early years through to sixth form, set within the historic city of Lichfield.

* Stafford Grammar School

A selective independent school known for its academic excellence, catering to students aged 4-18

This array of educational options underscores Abbots Bromley's appeal to families seeking quality schooling within a supportive community.


Tenure: Freehold

Garden details: Private Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.