



CHESTNUT VIEW, UTTOXETER ROAD, ABBOTS BROMLEY, RUGELEY

£349,500 Freehold

Chestnut View, an 18th-century 3 bedroom home in Abbots Bromley's Conservation Area, offers three floors with exposed beams, a bespoke wood kitchen, boarded loft and generous garden reached by a private pathway. A rare opportunity to own a character property with heritage and modern comfort

Chestnut View, Abbots Bromley

Dating back to the 1700s, Chestnut View is a three-storey character cottage in the heart of Abbots Bromley. With its beams, fireplace and carefully preserved details, it offers the atmosphere of a traditional village home alongside the comfort of modern renovation. Brought to the market with no upward chain, it presents a rare opportunity to step into a historic property that feels both warm and inviting.

The front door opens into a living room where exposed beams and a chimney breast with feature fireplace create a natural focal point. Wooden flooring adds to the sense of character and history, while the space itself feels both welcoming and practical.

From here, a step leads through to the dining kitchen, where wooden cabinetry, tiled flooring and generous proportions create a room designed for family life. The gas range cooker is included in the sale, and an integral dishwasher adds convenience. Windows to the side and rear keep the room light, while a door opens directly to the garden. Under the stairs a discreet storage cupboard houses the boiler, keeping the layout uncluttered. There is the added addition of a brand new washing machine.

On the first floor is the large principal bedroom and a well-appointed family bathroom. The top floor offers two further bedrooms: a spacious double and a smaller single that is currently used as a study, ideal for home working or as a nursery. Above, the loft is boarded with lighting, providing valuable additional storage.

The garden is one of Chestnut View's most enchanting features. A wooded pathway to the side of the cottage leads into a private retreat, sheltered by mature trees and full of character. It has the feel of a woodland garden, changing with the seasons, and at its far boundary opens to reveal beautiful views across green fields. This combination of seclusion and outlook is rare to find in the centre of the village and gives the home a sense of magic outdoors as well as in. There is possibly development potential, subject to planning permission.

Abbots Bromley itself is celebrated for its timber-framed houses, welcoming pubs and annual Horn Dance, a tradition unique in England. The village has a convenience store, a village hall and a strong sense of community that makes newcomers feel at home quickly. Sport and recreation thrive here, with tennis courts, crown green bowling and the ABSA grounds providing cricket, football and the new all-weather court for year-round activity. Beyond the village lies Blithfield Reservoir, with its sailing club, wildlife and scenic walks.

For families, Richard Clarke First School in the village is highly regarded, with secondary education available at Thomas Alleyne's High School in nearby Uttoxeter. For commuters, the cathedral city of Lichfield offers rail services to Birmingham and London, while the A38, A51 and M6 Toll provide excellent road connections.

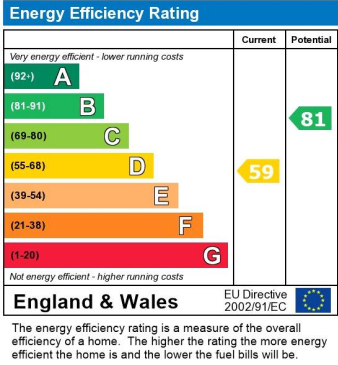
Chestnut View is more than a cottage. It is a home where history is felt in every beam, where a garden opens to green fields, and where the rhythm of village life is part of daily living. For those seeking a period property in one of Staffordshire's most desirable villages, it offers a lifestyle that is both timeless and welcoming.

Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains









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.