



HI GABLES, LICHFIELD ROAD, RUGELEY

£340,000 Freehold

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Some houses carry with them a sense of heritage, quietly marking the passage of time and family life. This two-bedroom detached property in Abbots Bromley is one such home. It has been lived in and cared for across many years, and it now opens its doors to a new chapter. With flexible accommodation, a beautiful mature garden and scope to update, it offers a rare opportunity in one of Staffordshire's most admired villages.

The house sits back from the road, approached by a driveway with space for several cars. A single garage with power and lighting adds valuable practicality. From the front door, the hall leads into accommodation that is both functional and filled with potential.

The main reception space is a lounge, positioned to draw in natural light and to frame views of the garden. This is a room that has served as the heart of the home, a place for gatherings and quiet moments alike. From here, doors open into the conservatory, a later addition that extends the living space and provides a relaxing vantage point over the garden. It is easy to imagine this becoming a favourite spot throughout the year, whether to enjoy the morning sun or watch the garden change with the seasons.

The dining room sits just off the hallway, creating a natural flow between the two spaces. With its flexible proportions, it works equally well as a formal dining area or as an additional bedroom or study, making the property versatile for different stages of life.

At the rear, the kitchen retains a practical layout complete with a walk-in pantry. This nod to a traditional way of living is rare in modern homes and demonstrates the thoughtfulness of earlier design. The kitchen connects neatly with a lean to, a useful additional space that can serve as a boot room, storage area or workshop depending on need. Adjoining the kitchen and hallway is a downstairs w.c. with laundry area, combining convenience with everyday functionality.

Upstairs, the house provides two bedrooms. The master is of generous proportions, overlooking the rear gardens, and a range of built-in wardrobes, while the second bedroom is also a good size well suited for family, guests or as a study. Both look out over the surroundings, and their simplicity makes them easy to imagine being styled to new tastes. A family bathroom completes the first floor, with a modern bathroom suite with roll top bath with mixer taps above.

The garden is one of the property's finest attributes. Mature trees and planting frame a largely paved setting, creating a peaceful outdoor space that requires little maintenance while still offering greenery and seasonal colour. There is ample scope for further landscaping should the next owner wish to introduce lawns, seating terraces or more formal planting schemes. What is already here is a garden with privacy, charm and a sense of calm.

Life in Abbots Bromley is about more than bricks and mortar. It is a village steeped in tradition, with the historic Butter Cross at its centre and the annual Horn Dance that draws visitors from across the country. For those who live here, the village offers a vibrant community with excellent amenities. The Crown and The Goats Head are both well-regarded pubs, the tennis and crown green bowling clubs provide recreation, and the cricket club continues to play an important role in village life. Families are well served by the village school, and a local doctor's surgery provides day-to-day reassurance.

Antlers Coffee Shop has become a social hub for the community. Its welcoming atmosphere and renowned homemade cakes make it the perfect spot to meet friends and neighbours, and for many new residents it is the first place where village life begins to feel like home.

Practical connections further add to the appeal. Lichfield, Uttoxeter and Stafford are all within reach, each offering shopping, dining and train services. The A50 and A38 are easily accessible, linking the village to Birmingham, Derby and the wider Midlands.

This detached house therefore represents more than a property. It is an opportunity for someone to create their own home in a setting that is highly sought after. With a flexible layout that includes a lounge, dining room, conservatory, kitchen with pantry, lean to, downstairs w.c. and laundry area, together with two bedrooms, bathroom, garage and garden, it offers both practicality and promise.

For discerning buyers, it is a chance to take a well-loved house and shape it for the future, all within a village that remains one of Staffordshire's most desirable addresses.

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

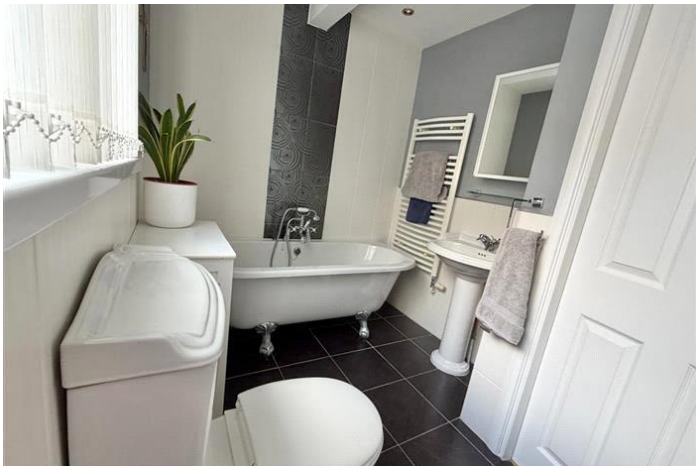
Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL









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.