



WHITTINGTON LODGE | THE GREEN | LICHFIELD | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# WHITTINGTON LODGE

THE GREEN | LICHFIELD | STAFFORDSHIRE | WS14 9LS

£1,650,000

Downes & Daughters is delighted to offer for sale the imposing Georgian centrepiece of Whittington's coveted conservation area. Possibly one of the area's most iconic properties. Dating back to the mid 18th Century and believed to have originally been built as the Dower House to Whittington's Old Hall, this Grade II Listed building has been a happy family home for over 35 years. It is now time for a 'new chapter' and the current owners are looking for a new family to make memories of their own in this wonderful property. They have tastefully preserved many of the original features and have blended the inherent charm of the building with some more contemporary twists, with the overall accommodation now extending to over 5,670 square feet. Comprising a three storey main house, two storey coach house, garaging & workshop block, stables, outdoor heated swimming pool, walled formal gardens, vegetable garden with green-housing and extensive gated private driveway parking.

The ground floor of the main house offers three reception rooms, a family dining kitchen with Aga, conservatory, three hallways, guest cloakroom, boot room with pantry and an easily accessed usable cellar whilst the upper floors boast six bedrooms, a dressing room and two bathrooms. The Coach House has a two floor open layout offering wonderfully flexible further accommodation. We are sure some potential purchasers will consider how this space could be incorporated in to the main house. The garaging, stores and workshops extend to nearly 1,000 square feet and the 'ultimate package' is completed by the walled formal gardens, stables, vegetable garden and, of course, the heated outdoor swimming pool. Viewing is essential to appreciate the unique and exceptional nature of this impressive family home, its enviable central village location and the overwhelmingly attractive sum of all its parts. A true 'one off'.



## GROUND FLOOR

The grandeur of this phenomenal family home is immediately evident on entering the property, with the elegant hallway and glimpses of reception rooms giving some clue as to the calibre of the home you are about to view. The ground floor offers the perfect balance of original formal reception rooms stylishly contrasting with some more relaxed contemporary family spaces. Perfectly served by the 'supporting cast members' of the more functional rooms.

Entrance Hallway • Formal Dining Room • Snug/Sitting Room/Study • Drawing Room • Conservatory • Kitchen Diner With Oil Fired Aga • Rear Hallway • Guest Cloakroom • Boot Room With Pantry • Shallow Access To Large Usable Cellar





## UPPER FLOORS

The upper floors are equally impressive, dominated by a sprawling principal bedroom suite with en suite bathroom and dressing room. The remaining bedrooms offer great flexibility with pleasant views over the gardens and the central village conservation area. The uppers floors continue to showcase a stylish balance between the inherent historic charm of this home and some more contemporary twists.

- Landing • Principal Bedroom With Open Study Area • En Suite 'Walk Through' Bathroom • Dressing Room • Bedroom Two • Bedroom Three • Family Bathroom • Stairs To Second Floor • Bedroom Four • Bedroom Five • Bedroom Six



## WHY WE LOVE THIS HOUSE...

We have spent many happy years here, in the summertime enjoying the pretty gardens where there is plenty of space for playing games and swimming with the children, or entertaining friends. During winter being cosy inside with the open fires burning and big family dinners at the kitchen table. We have been so lucky to live here and bring up our children in such a fabulous family home, we hope whoever is the next owner of Whittington Lodge enjoys it as much as we have.





## GROUNDS & GARDENS

If the house wasn't impressive enough, the real treat actually lies outside with a heated swimming pool, manicured gardens, two storey coach house (offering wonderfully flexible further accommodation), an attractive mix of garaging and workshops, stables and an impressive vegetable garden.

Formal Manicured Walled Garden • New air source heated Swimming Pool With Walled Terrace • Two Storey Coach House Ripe For Conversion • Extensive Gated Parking • Detached Garage & Workshop Block • Vegetable Garden • Two Stables • Greenhouse



EPC Rating:



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