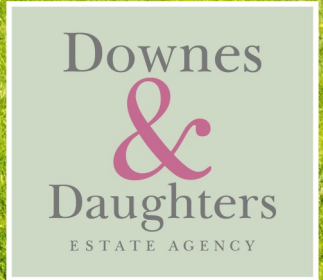




NO. 1 THE GRANGE | IVY CLOSE | ABBOTS BROMLEY | STAFFORDSHIRE |





NO. 1 THE GRANGE

IVY CLOSE | ABBOTS BROMLEY | STAFFORDSHIRE | WS15 3FE

OFFERS OVER £725,000

A truly exceptional family home finished to the most exacting of standards and presented in a faultless contemporary style. Occupying an enviable position on this select development, with The Grange consisting of just four 'barn style' dwellings, originally built in 2016 by the renowned local developer Walton Homes, enjoying an idyllic semi-rural location in the coveted village of Abbots Bromley. The accommodation extends to 2,281 square feet and the flawless presentation and level of finish is evident at every turn. The thoughtful two storey layout provides enormously flexible accommodation with the ground floor, in particular, boasting highly flexible entertaining and living spaces. The open reception hall and family room is presented as a relaxing sitting area straight out of the pages of the swankiest interior design magazines with a number of clever bespoke storage and shelving ideas and a guest cloakroom. The south facing living room is flooded with natural light and has a similar feel, also with bespoke display shelving and media wall.

The spacious kitchen, diner and family room offers further living space and a utility and boot room gives access to the rear garden and driveway. The first floor is equally impressive with a large landing and seating area with fitted cupboards, an opulent triple aspect principal bedroom with fully fitted dressing area and stylish shower room. A lobby style dressing area with study space and fitted wardrobes leads to a second bedroom suite also with en suite shower room. The two further bedrooms are served by a family bathroom with all bedrooms and landings finished with attractive herringbone Amtico flooring. Outside the property benefits from private driveway parking for three cars, a single garage and a south facing lawned garden.

Viewing is essential to appreciate the exceptional nature of this home and its idyllic rural location with all the amenities of Abbots Bromley on your doorstep.



GROUND FLOOR

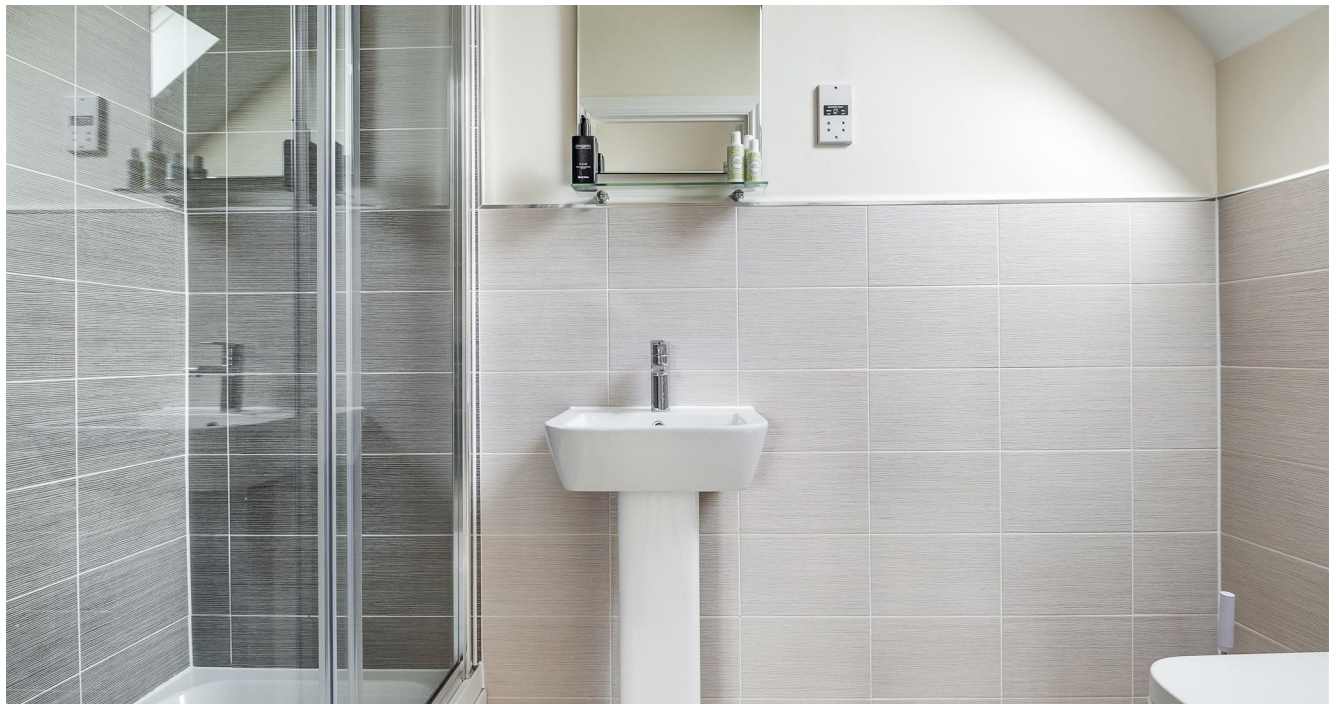
- Open Reception Hall & Family Room With A Range Of Bespoke Storage Solutions
- Guest Cloakroom
- Living Room With Bespoke Display Shelving & Access To Rear Garden
- Spacious Kitchen Diner & Family Room With Central Island
- Utility & Boot Room With Door To Rear





FIRST FLOOR

- Open Plan Landing With Seating Area & Fitted Cupboards
- Triple Aspect Principal Bedroom Suite With Fully Fitted Dressing Area
- Stylish En Suite Shower Room
- Walk Through Dressing Room With Study Area Leading To...
- Second Bedroom Suite With En Suite Shower Room
- Bedroom Three
- Bedroom Four
- Family Bathroom







WHY WE LOVE THIS HOUSE...

"We love how spacious, relaxing and quiet it is. We especially love the green space at the front of the house and how it feels light and airy in the summer, and cosy in the winter. It is so adaptable, with great spaces to work, relax or have people to stay - we will really miss it! "





OUTSIDE

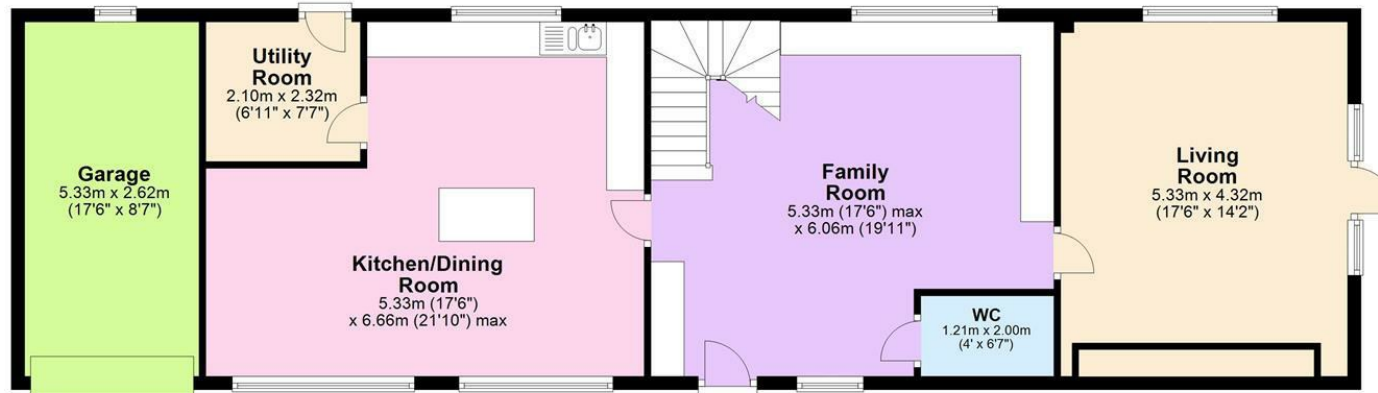
- Private Driveway Parking For A Number Of Vehicles
- Single Garage With Power & Lighting
- Gated Access To Rear
- Lawned Side Garden Area
- Rear Patio & Established Border
- South Facing Main Lawned Garden With Patio Seating Area





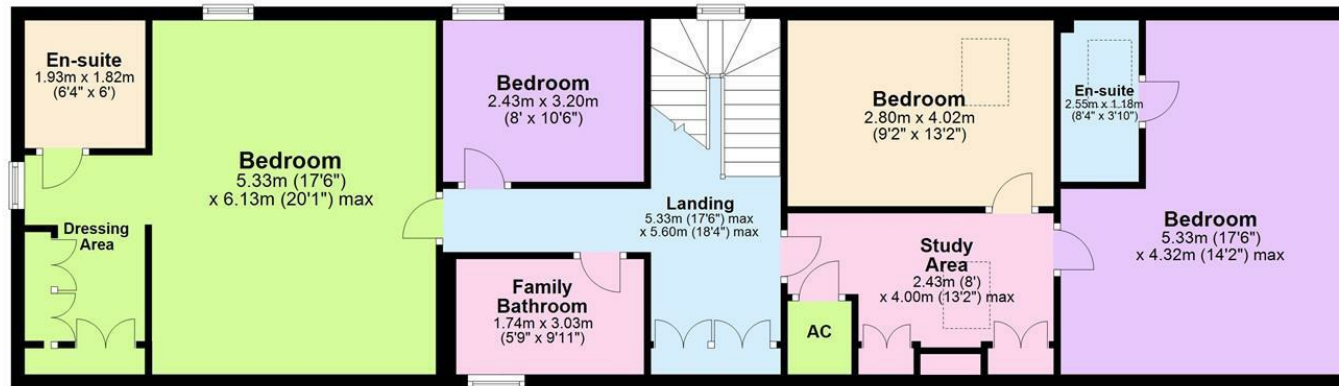
Ground Floor

Approx. 106.0 sq. metres (1140.8 sq. feet)



First Floor

Approx. 106.0 sq. metres (1140.8 sq. feet)



Total area: approx. 212.0 sq. metres (2281.6 sq. feet)



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