



KINGS CAIRN | BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# KINGS CAIRN

BORROWCOP LANE | LICHFIELD | STAFFORDSHIRE | WS14 9DG

£1,100,000

A wonderfully elegant, detached family home, in an elevated position in this highly regarded enclave of South Lichfield, falling within the King Edward's catchment area on the rural fringe of the Cathedral City. An area renowned for individually designed homes, Borrowcop Lane is widely regarded as one of Lichfield's most desirable addresses with many properties benefiting from the most delightful far reaching rural views. This imposing home is positioned at the top of the hill, elevating those views even further and set well back from the road behind an expansive fore garden with extensive private driveway. The house itself offers wonderfully bright and flexible 'family friendly' accommodation over just two floors extending to nearly 3,200 sq.ft. The well proportioned layout has a ground floor providing, porch entrance, reception hall, guest cloakroom, opulent Neptune hand painted kitchen with double height contemporary living space and log burner, a spacious living and family room with inglenook fireplace, second sitting room, formal dining room and a useful utility with access to the garage.

The first floor is equally impressive with bedrooms and bathrooms spanning from the most elegant split level gallery landing. The double aspect principal bedroom has fitted wardrobes and a sitting area with luxury Neptune en suite shower room. The second bedroom suite also boasts an en suite shower room and the three further bedrooms are served by a stylish family bathroom with the sixth bedroom lending itself to a dedicated home work space. External benefits include the aforementioned fore garden and parking, a double integral garage and the most beautifully landscaped and lavishly stocked rear garden, benefitting from great privacy, which has clearly been meticulously cared for by the present owners for many years.

Viewing is essential to appreciate the exceptional nature of this delightful family home and its unrivalled position on one of Lichfield's most desirable addresses



## GROUND FLOOR

- Porch
- Entrance Hallway With Storage Cupboards
- Guest Cloakroom
- High Spec. Hand Painted Neptune Kitchen With Contemporary Living & Dining Space With Log Burner & Bi-Fold Access To Rear Garden
- Rear Living & Family Room With Inglenook Fireplace & Gas Log Burner (access to rear garden) & Opening To...
- Sitting Room With Far Reaching Elevated Views
- Formal Dining Room With Far Reaching Elevated Views
- Utility Room With Access To Garage





## FIRST FLOOR

- Elegant Split Level Landing
- Spacious Double Aspect Principal Bedroom With Fitted Wardrobes, Sitting Area & Delightful Views
- Stylish En Suite Neptune Shower Room
- Bedroom Two With Views To Front Aspect
- En Suite Shower Room
- Bedroom Three With A Range Of Fitted Furniture
- Bedroom Four
- Bedroom Five
- Opulent Family Bathroom With Step Up Bath & Separate Shower
- Bedroom Six/Study With Connecting Door To Bedroom Three (could be used as dressing room or nursery)







WHY WE LOVE THIS HOUSE...

"As soon as we walked into the house over 14 years ago , we got “the feeling”and just knew it would be a great home for us, and our children, for the next stage of our lives. And we were right! They have all left home now so it’s time for someone else to love it as much as we did and still do!"







## OUTSIDE

- Impressive Lawned Fore Gardens With Retaining Boundary Wall
- Extensive Private Driveway Parking
- Integral Double Garage
- Professionally Landscaped Rear Garden With Attractive Shaped Lawns With Post Edging & Stylishly Planted Borders
- Patio Seating Areas & Shallow Gradient Access To Upper Lawns
- Gated Side Storage Area







Total area: approx. 295.8 sq. metres (3183.4 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
[www.downesanddaughters.co.uk](http://www.downesanddaughters.co.uk)

