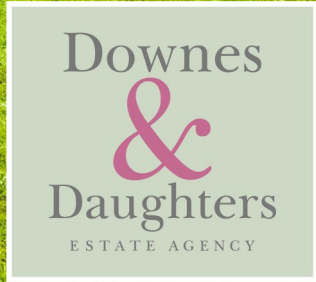




18A | LONDON ROAD | | STAFFORDSHIRE | WS149EJ









# 18A

LONDON ROAD | | STAFFORDSHIRE | WS14 9EJ

£1,100,000

A truly exceptional, luxury family home, occupying an elevated position within this highly desirable South Lichfield location. Undergoing a full programme of redevelopment in 2010, this wonderful property benefits from a level of finish and specification rarely seen in today's market. Even extending to the repurposing of the 1920s Tennis Pavilion into a detached garden office / alfresco entertaining space, with power and connectivity. Bringing the overall square footage of this extensive property to nearly 3,000 sq.ft, all presented in a faultless contemporary style and sitting on an impressive manicured plot on one of Lichfield's most desirable addresses. The ground floor accommodation provides a grand entrance hallway, a guest cloakroom, impressive bespoke kitchen dining and family room with Silestone work surface, high bi-fold doors to the garden, an impressive range of appliances and a striking double sided Nordpeis log burner dividing the space from the living room and reading space

In addition to these contemporary entertaining spaces is a stylish study, a ground floor bedroom or second sitting room with an en suite shower room and a utility room. The majority of rooms also benefitting from underfloor heating. The first floor boasts a spacious landing, opulent principal bedroom suite with dressing area, private balcony and luxury bathroom, two further bedrooms and a large family bathroom. Externally the gardens have been impressively landscaped to an impeccable standard with Greek marble patio, manicured lawns, established borders, and an impressive water feature. Further benefits include: integrated sound system, that incredible tennis pavilion, substantial gated parking, integral garage and the King Edward's catchment area.

Viewing is essential to appreciate the truly exceptional nature of this house.





## GROUND FLOOR

- Entrance Hallway (storage & plant cupboard)
- Guest Cloakroom
- Study / Sitting Room
- Ground Floor Bedroom / Family Room (storage cupboard)
- En Suite Shower Room
- Double Aspect Living Room With Lounge & Reading Areas
- Showpiece Kitchen Family & Dining Room
- Utility Room









## FIRST FLOOR

- Elegant Landing With Large Airing Cupboard
- Principal Bedroom Suite
- Walk Through Dressing Area & Private Balcony
- Opulent Boutique Hotel Style Bathroom With TV
- Bedroom Two (fitted wardrobes)
- Bedroom Three (fitted wardrobes)
- Luxury Family Bathroom











#### FURTHER INFORMATION

- Sanitaryware: Pozzi Ginori – designed by Antonio Citterio
- Taps / Shower heads / Toilet Flush – Grohe
- Toilet roll holders / towel holder – Keuco
- Rationel double glazed wood / aluminium windows and patio doors
- Cat 6 Cabling Throughout.
- Opus in room system with 9 x pairs of speakers built into the ceilings throughout the house with local volume controls and Sonos integration.
- Plus bathroom TV with heated screen.
- Nordpeis double sided log burner
- 20mm thick crema marfil tiling downstairs entrance hall / kitchen diner
- Bathrooms all with solid stone tiling
- Garden Patio solid Greek marble
- Wool carpets upstairs
- Turgon engineered Oak wood flooring (oversized in lounge / library)









## OUTSIDE

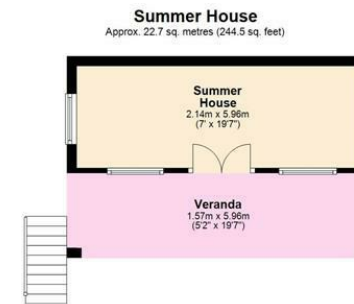
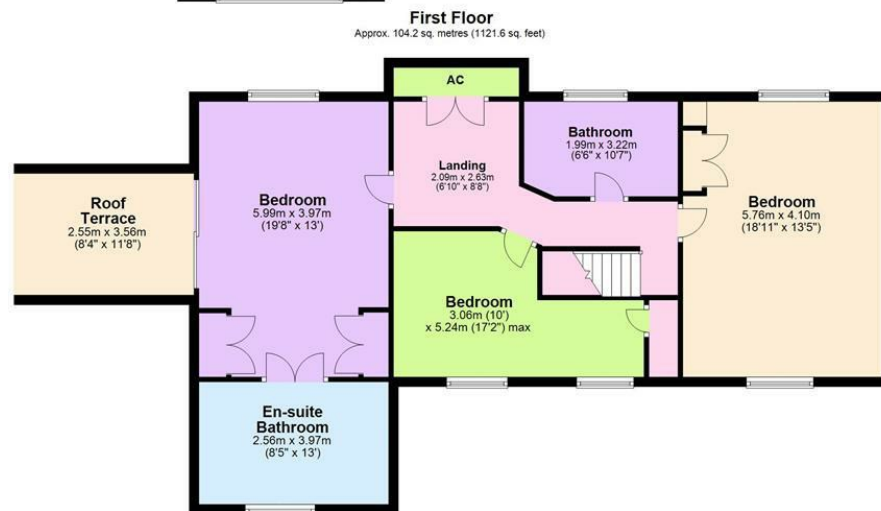
- Manicured Landscaped Gardens To Front Side & Rear
- Lawned Fore Garden With Laurel Hedge Screen From London Road
- Gated Private Driveway Parking For A Number Of Vehicles
- Single Integral Garage
- Stunning Rear Garden With Shaped Lawns, Large Ornamental Pond, Stylishly Planted Beds & Borders
- Unique Converted Tennis Pavilion (garden office or party room)
- Wide Block Paved Side Access
- Chicken Coop & Run
- Sunken Trampoline











Total area: approx. 276.5 sq. metres (2976.1 sq. feet)



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