



26 | SHORTBUTTS LANE | | STAFFORDSHIRE | WS14 9BT

Downes  
&  
Daughters  
ESTATE AGENCY







# 26

SHORTBUTTS LANE | | STAFFORDSHIRE | WS14 9BT

£1,195,000

A thoroughly impressive detached family home and large garden annexe, extending to nearly 4,000 square feet of stylishly presented accommodation, sitting on a private plot of 0.22 of an acre. Positioned within this 'coveted cluster' of imposing dwellings backing on to Shortbutts Park, at the eastern end of this highly regarded address, on the rural fringe of the Cathedral City yet still only 0.5 miles from Lichfield City Station. The sumptuous accommodation is arranged over two floors and offers a wonderfully flexible layout, perfectly suited to the changing needs of a growing family. The star of the ground floor is undoubtedly the vast kitchen diner and family room providing the social hub of the home, opening seamlessly to the rear garden and the large island always providing the gathering point at parties. Two further receptions and study create that much needed flexibility and a guest cloakroom and utility fill more functional roles. The first floor is equally impressive with an elegant gallery landing, an opulent principal bedroom with lobby style dressing room entrance and impressive vaulted ceiling, Juliet Balcony and a stylish en suite shower room.

A second bedroom suite also benefits from an en suite shower room and the three further bedrooms are served by the family bathroom. Externally the 726 square feet annexe with two large rooms, a kitchen and shower room, lends itself to many uses and the 0.22 acre plot has been professionally landscaped with entertaining and family in mind. Large patio and decked seating areas, stylish raised sleeper beds, a large pergola with outdoor bar/kitchen, two storey playhouse with fireman's pole and a flat central lawn/football pitch. Further benefits include private driveway parking for a number of vehicles, a storage garage and gated access to Shortbutts Park to the rear.

Viewing is essential to appreciate the exceptional nature of this incredible home, designed and built with family and fun in mind.





## GROUND FLOOR

- Entrance Hallway With Storage Cupboard
- Formal Dining Room Or Sitting Room With Open Fire
- Rear Living Room With Parquet Floor & Access To Rear Garden
- Striking High Quality Open Plan Kitchen Dining & Living Space With Large Island & A Wide Range Of Integrated Appliances & Triple Section High Quality Sliding Glazed Doors To Garden
- Utility Room With Door To Garage
- Study & Fitted Boot Room
- Guest Cloakroom









## FIRST FLOOR

- Elegant Gallery Landing
- Stunning Principal Bedroom Suite With Lobby Entrance Dressing Area, Vaulted Ceiling & Juliet Balcony
- Stylish En Suite Shower Room
- Bedroom Suite Two Also With Modern En Suite
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom With Separate Shower











## ANNEXE & GARDEN BUILDING

- Stylish Cedar Clad Design With Graphite Grey Aluminium Windows
- Large Decked Seating Area Approach
- Bi-Fold Doors Opening In To Large Living Space / Office
- Corner Kitchen Area
- Shower Room
- Large Bedroom Or Second Office Space
- Store









## OUTSIDE

- Neat Lawned Front Garden Manicured Hedge & Dwarf Wall Boundary
- Private Block Paved Driveway Parking For A Number Of Vehicles
- Storage Garage With Electric Roller Door
- Substantial Professionally Landscaped Rear Garden With Superb Levels Of Privacy
- Flat Central Lawn / Football Pitch
- Patio Seating & Entertaining Areas With Stylishly Planted Raised Borders
- Large Pergola With Outdoor Bar/Kitchen
- Timber Double Level Playhouse & BBQ Area
- Gated Storage Area With Access To Shortbutts Park

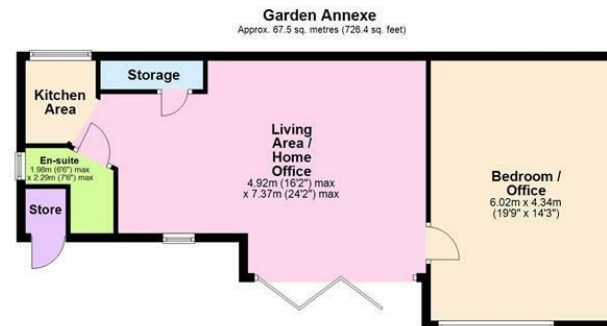








EPC Rating: C



Total area: approx. 367.3 sq. metres (3954.1 sq. feet)



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

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