

**ACRES**  
*Collection*



2 ST JOHNS DRIVE, OFF ST JOHNS HILL, SHENSTONE, WS14 0JA



## PRICE GUIDE - £1,550,000



This exceptionally spacious, highly deceptive, split level, detached family home, is set in the heart of Shenstone village, which is known for its picturesque surroundings, proximity to open fields and countryside, together with its enviable location within a short drive of the historic cathedral city of Lichfield. Shenstone enjoys well regarded dining facilities within the village, together with a host of local shops, furthermore the village has a railway station which provides access to the Cross City rail link between Birmingham and Lichfield City Centres. Additionally within only a couple of minutes drive, access to the Midlands motorway links are available via the M6 toll road.

Occupying an enviable location, having an elevated aspect overlooking open fields to the rear, the property is set at the head of the cul-de-sac, amidst properties of a similar calibre. The property provides split level accommodation with the front ground floor being entered via a substantial through reception hall, in turn having imposing lounge off, separate dining room, together with study/den. A generous fitted breakfast kitchen combining sitting area in turn has a walk-in pantry off, drying room and opens to a utility room and a side lobby with potting room off. A deep inner hallway gives access to the property's initial three double bedrooms, the master suite having 'his & hers' twin dressing rooms and unusually, twin en-suite bath/shower rooms, furthermore there is a further separate shower room/potential bathroom.

To the lower ground floor there is a further substantial lounge/dining room, additional study, fitted kitchen having utility room off, together with guests cloakroom/wc, furthermore there is a hobby room/potential home entertainment room and three further double bedrooms and three well appointed en-suite bath/shower rooms.

A wide stairway gives access to the substantial, open plan loft space which, subject to necessary planning permissions or building regulations, gives the potential for additional accommodation such as games/cinema room or gym or indeed bedrooms. Of course there is gas central heating and pvc double glazing, a double car garage and set to the rear, a wide terrace and mature lawned garden.

To fully appreciate the property's vast proportions, substantial accommodation and further potential, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the accommodation via a recessed porch opening to:

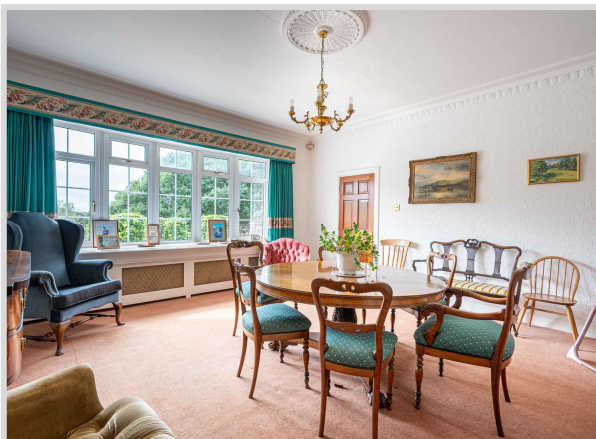
**FULL DEPTH RECEPTION HALL:** 30'3" x 9'10" Feature pvc double glazed windows and French doors to rear terrace.

**CLOAKROOM:** Obscure window to front, opening to:

**GUESTS WC:** Obscure window to front, low flushing wc, vanity wash hand basin.

**IMPOSING SPACIOUS LOUNGE:** 25'6" x 20'1" max / 17'7" min Pvc double glazed wide picture windows to rear overlooking open aspect, marble fireplace with matching hearth and mantle with central living flame gas fire.

**DINING ROOM:** 17' x 16' Wide pvc double glazed bow window.



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**STUDY:** 11' x 11' Window to front.

**FITTED BREAKFAST KITCHEN:** 27'6" x 13'8" Pvc double glazed window to side with further double glazed windows having central double glazed double French doors to rear garden, sink unit fitting into rolled edge work surfaces, there is a range of fitted units to both and wall level including drawers, integrated appliances, space for breakfast table, rear sitting area. Walk-in pantry having porthole window to front.

**DRYING ROOM:** 7'10" x 3'5" Porthole window to front.

**UTILITY ROOM:** 10' x 8' Window to front, sink unit set into rolled edge work top, fitted wall and base units, recesses for appliances.

**SIDE STORE ROOM/LOBBY:** 11'9" x 6'9" Composite doors to front and rear, door to garage, door to:

**POTTING ROOM:** 12'8" x 9'2" Pvc double glazed windows to side and rear, door leading out.

**INNER HALLWAY:** Being 43'6" in length Deep recess with window to front, stairs off.

**MASTER BEDROOM:** 19'9" x 19' Wide pvc double glazed bay window to rear, French door to terrace. Furthermore the property has 'his & hers' facilities comprising:

**Dressing Room One:** 9'10" x 8'10" to walls Pvc double glazed window to rear, range of fitted wardrobes, door to:

**En-suite One:** Pvc double glazed window to side, matching suite comprising bath, vanity wash hand basin, low flushing wc, enclosed shower cubicle.

**Dressing Room Two:** 11' x 9'6" to walls Having a range of fitted wardrobes and tall boy drawer unit. Deep linen/airing cupboard off.

**En-suite Two:** Pvc double glazed obscure window to side, enclosed shower cubicle, vanity wash hand basin, bidet, low flushing wc.

**BEDROOM TWO:** 14'8" max x 14' Pvc double glazed bow window to front, three double fitted wardrobes.

**BEDROOM THREE:** 14'8" x 14'3" Pvc double glazed bow window to front, two double built-in wardrobes.

**FAMILY SHOWER ROOM/OPTIONAL BATHROOM:** Pvc double glazed obscure window to side, white suite comprising enclosed shower cubicle, vanity wash hand basin, low flushing wc.

**STAIRS TO LOWER GROUND FLOOR/SELF CONTAINED ANNEXE:** Having store room/wine cellar off.

**SPACIOUS LOUNGE/DINING ROOM:** 26'8" x 19'10" max / 15'9" min Having two sets of bi-fold double glazed doors to rear garden, door to loggia.

**OFFICE/DEN:** 7'6" x 5'6" approx. Pvc double glazed window to rear.

**FITTED KITCHEN:** 21'7" x 9'6" Sink unit set into sweeping work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated appliances, space for American style fridge/freezer, door to internal store room being approximately 7' x 5'.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.









**UTILITY ROOM:** 11'10" x 5'6" Having sink set into work surfaces, together with a range of fitted units to both base and wall level, recesses for appliances.

**HOBBY ROOM/DEN:** 14'10" x 10'

**GUESTS CLOAKROOM/WC:** White low flushing wc, feature tall wash hand basin, decorative tiled splash backs.

**BEDROOM ONE:** 18'10" max / 13' min x 17'4" max / 9'10" min Double glazed bi-fold doors to rear, further window to side, fitted wardrobes.

**EN-SUITE BATHROOM:** Having white suite comprising wall hung wash hand basin, bath, low flushing wc, decorative tiling to walls.

**BEDROOM TWO:** 13'3" x 9'8" plus door recess Pvc double glazed window to side, fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing wc, feature tiling.

**BEDROOM THREE:** 14' max / 10'8" min x 12'10" max / 6'2" min Pvc double glazed window to rear, three double fitted wardrobes, dressing table.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing wc, feature tiling.

**LOGGIA:** 18'9" x 12'10" max / 10' min Twin doors open to a deep store room, being approximately 14' x 11'9"

**STAIRS TO LOFT:** Being 96' approximately x 21'9" Please note sloping ceilings. This substantial loft area provides the scope (subject to necessary planning permissions and/or building regulations), for further alteration to provide additional bedrooms, living rooms or game room/ gym as preferred.

**DOUBLE GARAGE:** 20'4" x 17'10" Pvc double glazed window, remote controlled up and over garage door. (Please check the suitability of this garage for your own vehicle)

**REAR TERRACE:** The property has a substantial, elevated rear terrace giving a panoramic view to the rear over open fields with steps leading to a wide, generous lawned area flanked by borders having mature shrubs, bushes and trees.



re	Energy rating	Current	Poten
	A		
1	B		
0	C	71 C	80
8	D		
4	E		
8	F		
	G		

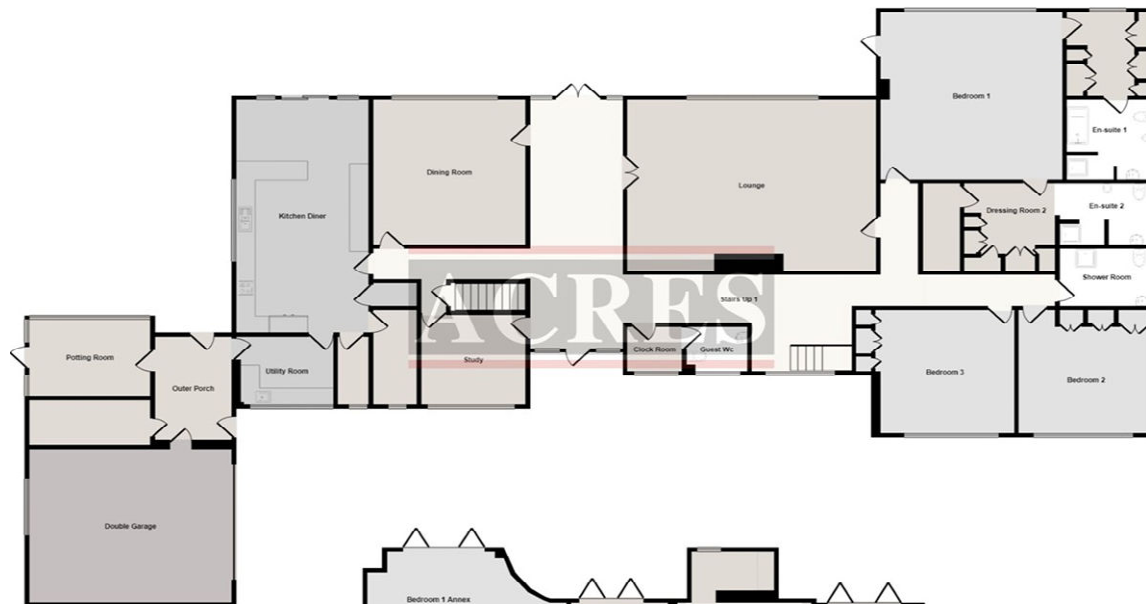


Council Tax Band: H

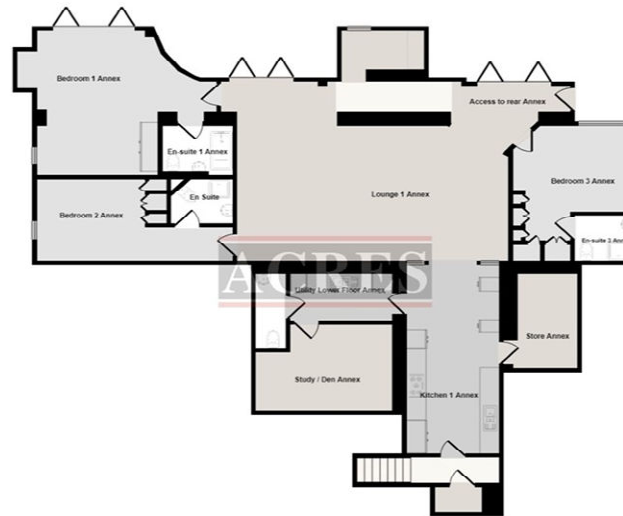








Ground Floor  
Approx 417 sq m / 4482 sq ft  
Devices head height below 1.5m



Lower Ground Floor  
Approx 188 sq m / 2019 sq ft



First Floor  
Approx 132 sq m / 1419 sq ft  
Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.