



Church Street
Whittington

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Lovett&Co. Estate Agents are proud to present this one-of-a-kind, bespoke built four-bedroom detached family home, enjoying an exceptional countryside setting with panoramic green belt views.

Tucked away in a truly secluded spot at the edge of the village, this residence offers the rare feeling of rural tranquillity while remaining just a short walk from all local amenities. With uninterrupted views over open fields and horse paddocks, it feels a world apart from the rest of the village yet remains wonderfully connected.

Set back from the road and accessed via a private shared driveway, the property enjoys absolute peace and privacy, with virtually no passing traffic or road noise. The large, wraparound gardens envelop the home in greenery and colour, featuring mature trees, flourishing flower beds, manicured lawns, vegetable plots, and a charming patio for al fresco dining — all positioned to take full advantage of the property's desirable south-facing aspect. There is also parking on the private driveway for several vehicles and granted planning for a single garage to the side of the property.

Internally, the home is equally impressive. The light-filled accommodation includes: front and rear entrance hallways; a spacious dual-aspect lounge with patio doors opening onto the garden and countryside beyond; an open-plan





kitchen-diner perfect for family life and entertaining; a formal dining area with glazed wooden partitions; a separate utility room; a home office/study; a ground floor guest WC; and a versatile fourth bedroom on the ground floor.

Upstairs, the landing offers generous built-in storage and access to three well-proportioned double bedrooms and a modern family bathroom. The master bedroom is approached via a private dressing area with fitted wardrobes and features an en-suite shower room and a Juliet balcony overlooking the uninterrupted rural views.

This is a rare opportunity to own a truly distinctive home in a remarkable setting, combining the serenity of countryside living with the convenience of village life.

Service to the property include mains gas, electric, water and sewerage.

Situated in the the sought after village of Whittington the property benefits from the local amenities which include shops, public houses, doctors surgery, chemist and Chinese take away plus many local community events held throughout the year. There is excellent local schooling with the area falling into the Whittington Primary School and King Edwards, Lichfield catchment areas.

Commuter benefits include easy access to the A38, M42 and M6 Tolls roll roads as well as direct lines into Birmingham and London from Lichfield city and Trent Valley stations just a short driveaway.

FRONT ENTRANCE HALLWAY:

UPVC entrance door, carpeted flooring, ceiling spot lights, radiator, French doors to the lounge, glazed double doors to the dining area and further doors to the rear hallway and kitchen-diner.

LOUNGE:

15' 7" x 16' 5" (4.75m x 5.00m)

Feature fireplace with fitted log burner, carpeted flooring, TV aerial sockets, wall light points, radiator, window to side, door to the study and patio doors to the garden.

KITCHEN-DINER:

20' 6" x 10' 6" (6.25m x 3.20m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 5 ring gas hob with extractor hood, further integrated combi microwave oven, and fridge, tiled flooring, ceiling spot lights, radiator, door to the utility, space for a dining or as it is currently used, as a sitting area, with corner window overlooking the garden and fields.

**UTILITY:**

10' 9" x 9' 1" (3.28m x 2.78m)

Fitted work tops with cabinets beneath, shelving units, space and plumbing for white goods including washing machine, dryer and fridge-freezer, wall mounted gas boiler, tiled flooring, light point and door to the side patio area.

**DINING AREA:**

11' 4" x 14' 2" (3.45m x 4.31m)

Carpeted flooring, ceiling spot lights, radiator, window to the side, glazed wooden partitions and French doors to the front hallway.

STUDY:

8' 8" x 6' 5" (2.65m x 1.95m)

Carpeted flooring, radiator, ceiling light point and window to the rear.

REAR ENTRANCE HALLWAY:

Composite entrance door from the rear garden, radiator light point, doors to the guest WC, fourth bedroom and front entrance hallway, staircase to the first floor.

**GUEST WC:**

Modern fitted suite comprising: low level WC, glass bowl wash hand basin set on glazed work top, 1/2 height all panelling, vinyl flooring, radiator, light point, window to the rear and space to hang coats.

FOURTH BEDROOM:

11' 4" x 6' 7" (3.46m x 2.00m)
Two built in wardrobes, carpeted flooring, radiator, light point and window to the rear. Could also be used a a hobby room or second home office.

FIRST FLOOR LANDING:

Velux skylight to the front, carpeted flooring, large storage cupboard with double doors, airing cupboard, ceiling lights, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

13' 4" x 15' 4" (4.06m x 4.67m)
Accessed via the dressing area which features a range of built in wardrobes, the main bedroom has a Juliet balcony overlooking the fields to the rear, carpeted flooring, ceiling spot lights, radiator, Velux skylight, plus a range of fitted furniture including the dressing table and drawers, plus bed side table units. There is also a door into the en-suite.

**EN-SUITE SHOWER ROOM:**

Full tiled suite comprising: shower cubicle with mains fitted shower, cabinet wash hand basin, vanity unit with fitted cabinets and low level WC, plus spot lights and radiator with towel rail. There is also loft access hatch.

BEDROOM TWO:

8' 6" x 15' 7" (2.60m x 4.75m)
Carpeted flooring, ceiling light point, radiator, window to the side and Velux skylight to the front.

BEDROOM THREE:

14' 2" x 9' 2" max (4.33m x 2.80m)
Carpeted flooring, ceiling light points, radiator and Velux skylight to the rear.

FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle with mains fitted shower, vanity unit incorporating the wash hand basin and cabinets, low level WC, spot lights, radiator, floor and wall tiling plus Velux skylight to the rear. There is also another loft access hatch.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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