



16 | LADY WALK | PACKINGTON | STAFFORDSHIRE | WS14 9HJ

Downes  
&  
Daughters  
ESTATE AGENCY



# 16

LADY WALK | PACKINGTON | STAFFORDSHIRE | WS14 9HJ

£650,000

An exciting opportunity to acquire a truly exceptional mews house, extending to 2,205 square feet of striking open plan living, surrounded by the most delightful rural views over Staffordshire farmland and Hopwas Woods. The outside space is equally impressive with ample lawned garden, communal gardens and walkways, allocated parking and a double garage. This select development of just twenty eight dwellings, with the historic Grade II Listed Packington Hall as its centre piece, has recently been completed with the long awaited first wave of 'resales' now coming to market. The hall itself is believed to have been built for Zachary Babington whose daughter Mary Babington married Theophilus Levett, town clerk of Lichfield. It was passed down through, successive family members including the Rev. Thomas Levett, vicar of Whittington and stayed in the family until 1938. It was then bought by Gills Cables who relocated there in 1940 when their factory in Birmingham was bombed and remained there until 2007.

A bold and impressive scheme was then presented to local authorities to transform the site which had fallen in to disrepair. What we can now see is the product of years of dedication and latterly the exacting standards of the developer, intent on creating a peerless development in an area known for its natural beauty. Sitting betwixt Lichfield and Tamworth with the popular village of Whittington on its doorstep, the site also benefits from easily accessible transport links, with the M42 and A38 only moments away and train links to London, and a journey time of just over an hour, available at both Lichfield and Tamworth stations. The King Edward's catchment area will also prove popular.

Viewing is essential to appreciate the high end finish, levels of natural light and its enviable position within the development.



## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Sitting Room Or Study
- Living Room
- Contemporary Open Plan Kitchen Dining & Family Space
- Bi-fold Access To Rear Garden
- Utility Room
- Understair Storage & Plant Room





## FIRST FLOOR

- Attractive Gallery Landing With Linen Cupboard
- Principal Bedroom Suite With Fitted Wardrobes
- Luxury En Suite Shower Room
- Bedroom Two With Fitted Wardrobes
- Bedroom Three
- Bedroom Four
- Opulent Family Bathroom







## FURTHER INFORMATION

- Sanitaryware: Porcelanosa
- Bespoke Kitchen With Quartz Worksurface & Bosch Appliances
- Oak & Glass Staircase & Landing
- Porcelanosa Tiles To All Bathrooms
- Luxury LVT Flooring On Ground Floor
- Fully Carpeted First Floor
- Burglar Alarm With Ring Doorbell
- CAT-6 Cabling
- Remote Control Horman Soft Close Roller Garage Doors
- Two Car Driveway



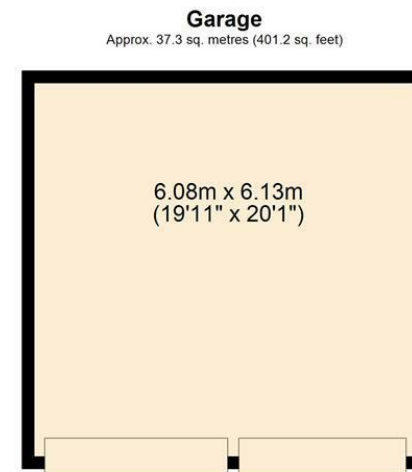
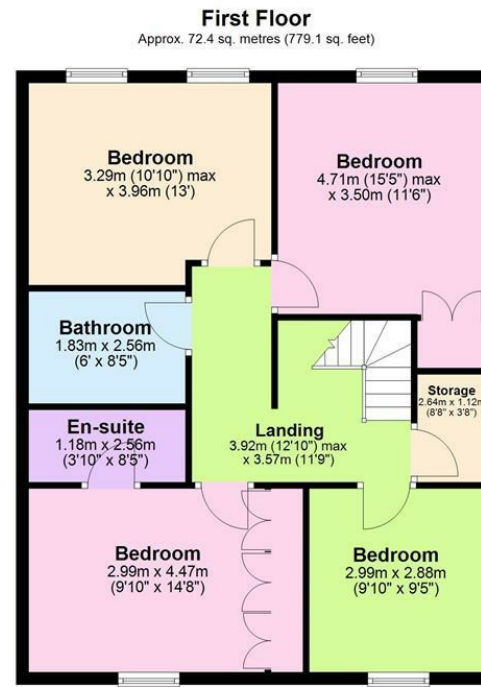
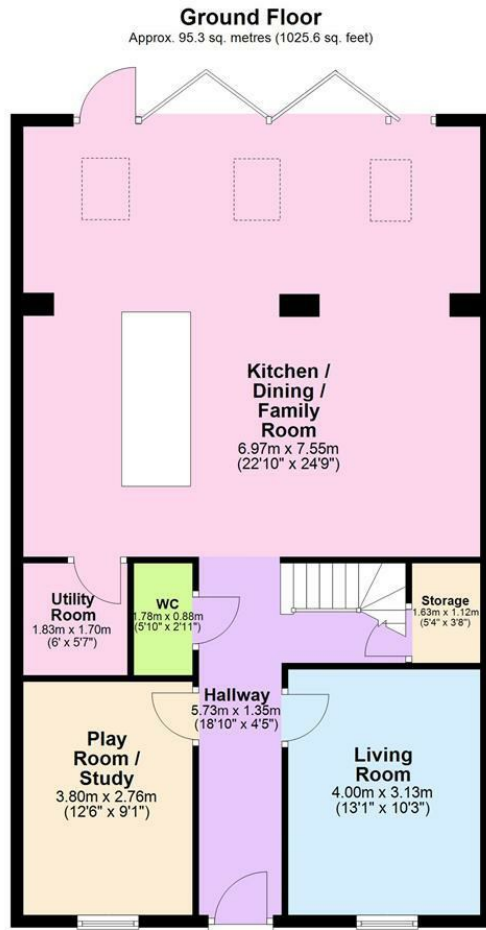


## OUTSIDE

- Lawned Rear Garden With Porcelain Patio
- Brick Bin Store
- Lawned Fore Garden & Communal Central Walk
- Private Driveway Parking & Visitor Parking
- Double Garage with Horman Soft Closing Roller Doors
- Stunning Rural Views
- £800.37 Annual service charge







Total area: approx. 204.9 sq. metres (2205.9 sq. feet)



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