

Alexanders
MarketMakers.

Parsons Walk
Clifton Campville

- NO CHAIN
- Superb open-plan kitchen/dining room
- Family room with feature fireplace
- Four generous double bedrooms
- Main suite with dressing room and en suite
- Contemporary four-piece family bathroom
- Landscaped private rear garden
- Block-paved driveway and ample parking
- EPC Rating E / Council Tax Band G / Freehold

Alexanders of Ashby are delighted to bring to the market this outstanding four bedroom detached residence. This exceptional family home presents a rare opportunity to acquire a beautifully designed property positioned in the heart of the highly regarded village of Clifton Campville. Occupying a generous plot amidst attractive village surroundings, the property has been thoughtfully redesigned to create an elegant and versatile living environment, combining contemporary styling with practicality and high-specification finishes throughout.

The accommodation extends to a series of beautifully proportioned reception spaces, centred around a striking open-plan kitchen/dining room that provides an impressive focal point to the home and seamlessly connects the principal living areas. Attention to detail is evident throughout, with a carefully considered layout that balances everyday functionality with stylish entertaining.

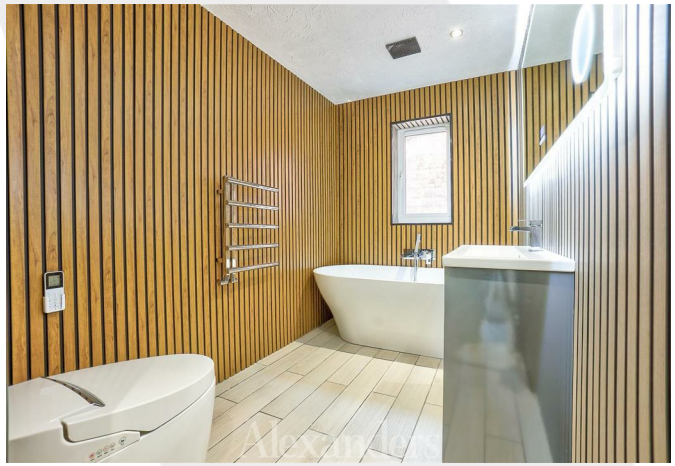
Outside, the landscaped gardens provide an attractive backdrop to the property, offering a high degree of privacy and a variety of spaces in which to relax and unwind. Altogether, this is a home that successfully combines luxury, comfort and modern living within one of the area's most desirable village settings.













Accommodation:

A welcoming entrance hall sets an immediate tone for the rest of the accommodation, leading to a collection of beautifully proportioned living spaces. The family room is centred around a wood-burning stove and benefits from direct access, via bi-fold doors, to the outdoor entertaining area.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room, a superbly appointed space designed for everyday living as well as entertaining. An impressive island forms the centrepiece of the room, and a variety of integrated appliances include a full-height fridge and separate freezer, a dishwasher, an induction hob, a coffee machine, an oven, a microwave and a warming drawer. With ample storage throughout, this versatile hub is complemented by a separate utility room with space for a washing machine and tumble dryer.

Further enhancing the ground-floor accommodation is a very spacious and highly adaptable playroom, ideal as a cinema room, games room or additional reception space, together with a further reception room perfectly suited for use as a home office. A guest cloakroom and useful storage complete the ground-floor accommodation.

The first floor is arranged around a spacious landing and offers four generously proportioned bedrooms. The main suite enjoys countryside views and features a substantial dressing room, further built-in storage and a stylish fully tiled wet room, as well as the added benefit of its own air conditioning.

A second bedroom benefits from its own en suite facilities, whilst two further double bedrooms are served by a contemporary four-piece family bathroom complete with a Japanese toilet and Bluetooth mirror.

Gardens and land:

Outside, the property continues to impress. The landscaped rear garden has been carefully designed to create a private and tranquil setting for relaxation and entertaining. A stylish detached garden cabin, with power connected, offers exceptional versatility and is equally suited as a gymnasium, studio or home office.

A particular highlight is the luxurious swim spa, complete with integrated Jacuzzi seating and adjustable swim jets, delivering a unique wellness experience that combines relaxation, fitness and year-round enjoyment.

The front elevation is framed by a block-paved driveway, providing off-road parking for three vehicles.

Location:

Clifton Campville is a highly regarded Staffordshire village, set amidst attractive countryside and renowned for its strong community spirit, historic character and idyllic rural surroundings. The village benefits from a well-regarded primary school, a popular village pub, a coffee shop, church and community facilities, making it particularly appealing to families and those seeking a peaceful village lifestyle.

Despite its tranquil setting, the village enjoys excellent connectivity. Tamworth is just a short drive away, offering a comprehensive range of shopping, leisure and dining amenities, whilst the A5, A38 and M42 provide convenient access to Birmingham, Derby, Leicester and beyond. Tamworth railway station offers regular services to Birmingham and London, making Clifton Campville an excellent choice for commuters seeking countryside living without compromise.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Lichfield District Council, 20 Frog Lane, Lichfield WS13 6YU. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.


Alexanders

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an LPG central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

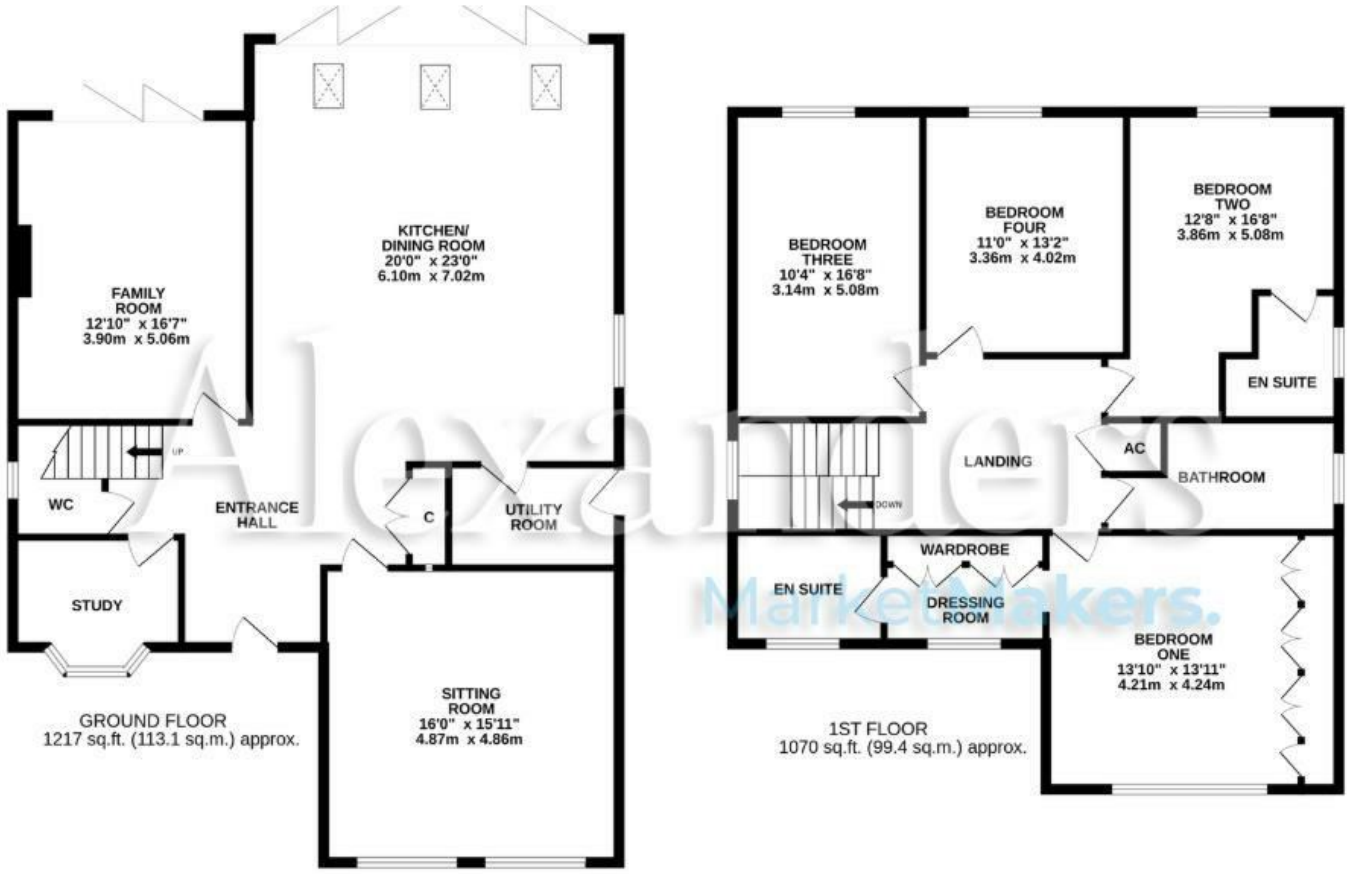
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

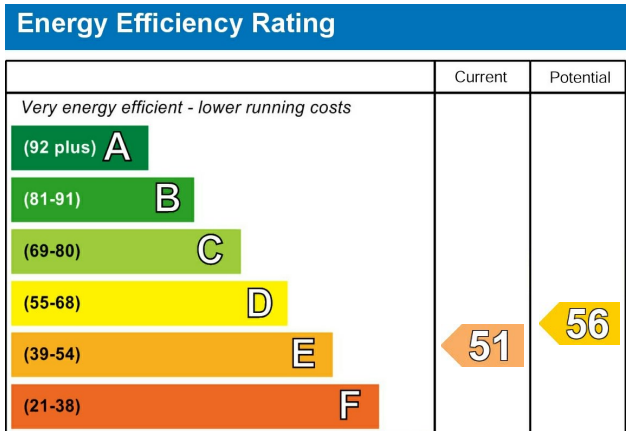
General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 2287 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026







Alexanders
MarketMakers.