4 Cloister Walk,
Whittington WS14 9LN

Downes & Daughters
ESTATE AGENCY

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£895,000

An exceptional five bedroom detached family home with no onward chain, on one of Whittington's finest addresses, once the estate of Whittington Old Hall. Situated at the heart of this popular Staffordshire village and falling within the King Edward's catchment area, this corner plot of some 0.42 of an acre offers vast future potential should relevant planning consents be granted. Finished in a contemporary style throughout, the striking accommodation extends to over 2,539 square feet offering a flexible, family friendly, layout with an attractive balance of sociable open plan spaces and spacious reception rooms.

The ground floor accommodation provides a porch entrance, spacious reception hallway with a guest cloakroom, 25ft living room with modern fire, sitting room / snug, study, utility and a double aspect kitchen diner with a central island and bi-fold doors to the rear garden. The first floor boasts a landing with large airing cupboard, principal bedroom with fitted wardrobes, en suite bathroom, four further bedrooms and a family shower room.

Externally the attractive plot extends to 0.42 of an acre with a neat lawned front garden, private driveway providing parking for a number of vehicles, double garage, second gated driveway offering secure parking for a caravan or motorhome and an extensive lawned rear and side garden with established borders, patio seating areas and the added benefit of an artificial lawned putting green.

Viewing really is essential to appreciate the unique opportunity on offer with this delightful family home and its enormously desirable position within the village.

GROUND FLOOR

- Entrance Porch
- Spacious Reception Hallway With Double Doors To Rear Garden
- Guest Cloakroom
- Double Aspect Kitchen Dining & Family Space With Bi-Fold Doors To Garden
- Large Central Island For Informal Dining & A Wealth Of Fitted Appliances
- Spacious Double Aspect Living Room With Contemporary Gas Fire & Integrated Wiring For Sound System
- Second Sitting Room / Snug
- Study
- Utility Room With Door To Garage

FIRST FLOOR

- Landing With Large Airing Cupboard
- Principal Bedroom Suite With Entire Wall Of Fitted Wardrobes
- Modern En Suite Bathroom
- Bedroom Two With Built In Wardrobe
- Bedroom Three
- Bedroom Four With Built In Cupboard
- Bedroom Five
- Modern Family Shower Room

AND FOR THE HISTORY BUFFS...

The Old Hall Estate dates back to the 16th Century and was bought by Samuel Seckham in 1889. He continued to live at Beacon Place in Lichfield - the grounds of which eventually became Beacon Park - whilst he extended and refurbished the Whittington property on a grand scale. Part of his work included the building of a new driveway through the grounds. Cloister Lodge and its gates represent the 1890 entrance to the Hall; the driveway took a circuitous route through the spacious grounds, seemingly to maximise its apparent length.

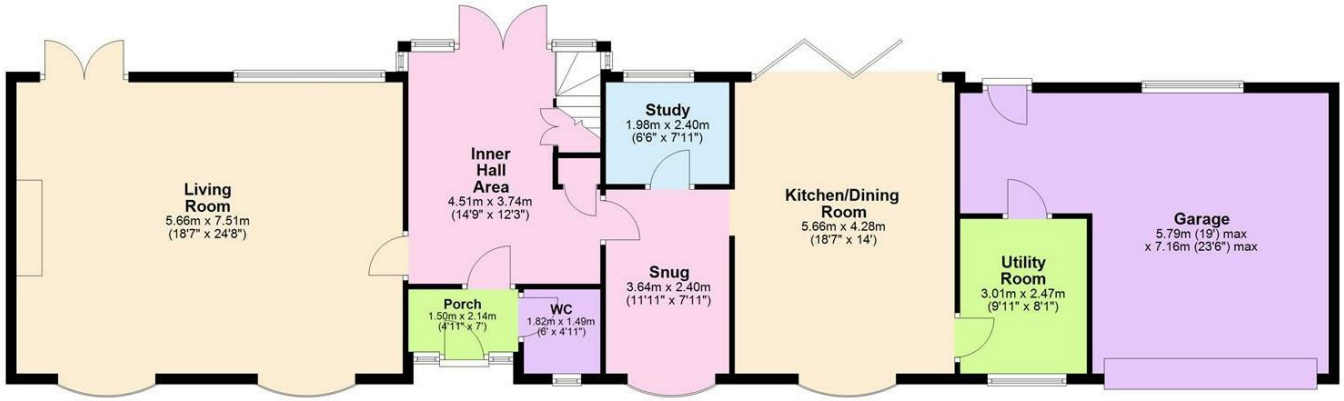
The Hall was then divided in to three smaller dwellings in 1959 with part of the grounds around that 'circuitous drive' eventually becoming Cloister Walk. Cloister Lodge still boasts the most impressive pillar and sandstone chapiter gated entrance and now sits adjacent to Cloister Walk itself.

OUTSIDE

- Corner Plot Of 0.42 Of An Acre
- Neat Lawned Front Garden
- Gravel Private Driveway Providing 'Side By Side' Parking For A Number Of Vehicles
- Integral Double Garage
- Second Gated Driveway For Caravan Or Motorhome
- Extensive Lawned Rear Garden With Established Borders
- Artificial Lawned Practice Putting Green

Ground Floor

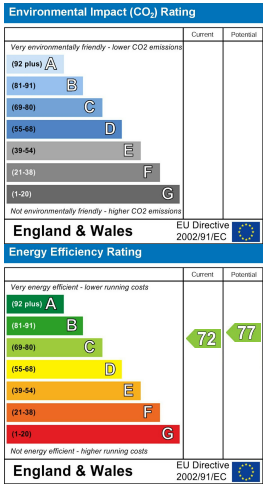
Approx. 144.9 sq. metres (1559.5 sq. feet)



First Floor

Approx. 91.1 sq. metres (980.2 sq. feet)

Total area: approx. 235.9 sq. metres (2539.7 sq. feet)



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