

Northwood House, Bagot Street, Abbots Bromley, WS15 3DA

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Nestled within an established 0.4 acre south facing garden is the exceptional Northwood House, a beautifully presented and recently refurbished detached Georgian residence, showcasing immaculate and generously proportioned interiors, five good sized bedrooms and ample parking set beyond private electric gates. Boasting an enviable position in the heart of Abbots Bromley within a few steps of an excellent array of amenities, this elegant Grade II Listed home features a wealth of beautifully retained original character including sash windows, doors, beams and fireplaces, with refurbished interiors blending seamlessly with the Georgian appeal. Upgrades include new double glazed windows (to the rear aspect), a refitted kitchen and laundry room, refitted bathrooms and immaculate landscaping to the gardens.

The reception hall features an impressive inglenook fireplace, with two further sitting rooms and an oak framed Orangery offering versatile family accommodation. The refitted kitchen has integrated appliances and Quartz work surfaces, with the laundry room also having been refitted to a superb standard. A boot room and cloakroom are also set to the ground floor. Five well proportioned bedrooms extend over the first and second floors, with the master having a refitted en suite and a family shower room servicing the additional bedrooms. Double electric gates open into an expansive gravel driveway, also having access to a garage/ workshop and a covered wood store. The stunning gardens have been beautifully landscaped and offer established lawns and stunning terraces, providing a secluded space to enjoy this tranquil village setting and views over the nearby Church tower.



Northwood House is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside.

Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

There are a range of highly regarded independent schools nearby including Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleynes High in Uttoxeter.

The location benefits from good connections to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- **Elegant Detached Georgian Residence**
- **Grade II Listed Character Throughout**
- **Recently Refurbished & Desirable Location**
- **Walking Distance to Village Amenities**
- **Reception Hall & Two Reception Rooms**
- **Oak Framed Orangery/Dining Room**
- **Refitted Kitchen & Laundry/Boot Room**
- **Rear Hall & Cloakroom**
- **Five Excellent Bedrooms**
- **Refitted En Suite & Family Shower Room**
- **Electric Double Gates to Ample Parking**
- **Detached Garage, Workshop & Wood Store**
- **Stunning South Facing Gardens of 0.4 Acre**
- **Mains Gas Central Heating, Mains Drainage & 2024 Hardwood Double Glazed Windows**

Stone steps rise to the front of this double fronted Georgian home, where a bespoke hardwood entrance door opens into:

Reception Hall 5.33 x 2.88m (approx. 17'5 x 9'5)
A stunning welcome to this elegant home, having stairs rising to the first floor, an original sash window, a wealth of exposed beams and a stunning inglenook fireplace with wood burning stove set to stone hearth. A glazed door opens into:

Sitting Room 3.74 x 5.43m (approx. 12'3 x 17'9)
A generous reception room having a replaced bay window facing the front, bespoke fitted storage and a wood burning stove set to honed granite hearth. The front facing window features shutters, and glazed double doors open through to:

Oak Framed Orangery 4.52 x 3.6m (approx. 14'9 x 11'9)
A characterful formal dining room, having oak framed windows, tiled flooring and double doors opening out to the rear terrace and gardens. Leading into:

Family Room 4.32 x 4.07m (approx. 14'1 x 13'4)
Ideal as a snug or playroom, having tiled flooring and a wealth of exposed beams. A door opens to stairs leading down to the cellar, and a beamed archway with steps leads down into the:

Refitted Kitchen 6.2 x 4.11m (approx. 20'4 x 13'6)
finished to an exceptional standard, the kitchen comprises a range of shaker style full height, wall and base units with Quartz worksurfaces over, housing a double Belfast sink and integrated appliances including dishwasher, fridge, freezer, oven and microwave. A recess with feature mirrored splash back houses the electric Aga which is as separate negotiation, and the kitchen has a window to the side aspect and a wealth of exposed beams. Tiled flooring extends towards the end of the kitchen where there is a stable door opening out to the terrace and driveway, and steps lead down into the:

Laundry 4.22 x 2.0m (approx. 13'10 x 6'7)
Also having been refitted to coordinate with the kitchen, full height and base units house a Belfast sink and spaces for a washing machine and tumble dryer. There is ample boot room style storage, and a door opens into:

Rear Hall 1.98 x 1.65m (approx. 6'6 x 5'5)
With tiled flooring and a door opening out to the side. a thumb latch door opens to the **Cloakroom**, having a washstand style freestanding basin and WC

















Stairs rise to the **First Floor Landing**, where a door opens to another staircase rising to the second floor. Doors open into:

Master Bedroom 4.27 x 4.0m (approx. 13'11 x 13'2)
Impressive master suite with exposed beams, window to the side and leading on into the;

En Suite 3.11 x 2.2m (approx. 10'2 x 7'2)
Refitted with a luxurious suite having wash basin set to vanity unit, WC and walk in level access shower, with tiled flooring, electric under floor heating, tiled walls and a window to the side

Bedroom Two 4.06 x 3.76m (approx. 13'3 x 12'4)
Having a sash window to the front aspect

Bedroom Three 3.53 x 3.05m (approx. 11'7 x 9'11)
Another double room having a sash window to the front and a range of bespoke fitted office furniture

Family Shower Room 2.8 x 2.71m (approx. 9'2 x 8'10)
A refitted suite comprises wash basin set to vanity unit, WC and level access walk in shower, with tiled walls and flooring, electric under floor heating, a heated towel rail and a window to the rear

Stairs rise to the **Second Floor Landing,** leading into the fifth bedroom and having a door into:

Bedroom Four 4.85 x 3.73m (approx. 15'11 x 12'2) max
A double room having exposed beams, low level eaves storage and dual aspect windows

Bedroom Five/Office 3.6 x 3.47m (approx. 11'9 x 11'4)
An ideal single bedroom or dressing room, having low level eaves storage, bespoke fitted wardrobes and a window to the side















Floor Area: 1808 ft²



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Outside
Northwood House is set close to the heart of the village, having electric double gates to one side opening into the generous gravel driveway. There is ample parking and turning space for a number of vehicles as well as gated access into the lawned gardens

Garage/Workshop 5.36 x 3.12m (approx. 17'7 x 10'3)
Double doors open into this large outbuilding, having power and lighting. Attached to the side is a useful open wood store

0.4 Acre Gardens
Enjoying a sunny south facing aspect and being landscaped to an exceptional standard, the established gardens extend to a generous size, being laid to cobbled and York stone paved terraces providing secluded outdoor entertaining spaces with tranquil Church tower views. Neatly tended lawns are bordered by flower beds stocked with a variety of mature shrubs, trees and foliage, including a natural pond with pathway leading around the boundary. There is exterior power, lighting and a water point adjacent to the property, and a garden shed is included in the sale

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