

2 Lant Close, Kings Bromley, DE13 7JW

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Set within an exceptional 0.35 acre garden plot is this executive detached family home, offering generously extended interiors, five excellent double bedrooms and a desirable position on this select cul de sac. Being presented to a superb standard throughout and having Solar Panels included in the sale, the property has been substantially refurbished and extended to create versatile and functional accommodation ideal to suit a growing family also needing space to work from home.

The reception hall opens into the first reception room, being ideal as a study or playroom, and to a spacious lounge with oak bifold doors enjoying views through the Orangery and to the gardens beyond. The L shaped breakfast kitchen and utility offer plenty of storage and workspace, with the stunning Orangery having a wood burning stove and a set of bifold doors enjoying idyllic views over the gardens. A cloakroom is accessed from the reception hall, where stairs rise to the first floor accommodation which is laid to five good sized double bedrooms. One of the bedrooms currently serves as a walk in wardrobe to the master bedroom, and the master en suite and family bathroom have both been modernised. Outside, there is parking for a number of vehicles to the front aspect as well as access into the single garage, and the rear gardens extending to a fantastic size, being bordered by a variety of trees and foliage and enjoying complete privacy.



The property lies close to the heart of Kings Bromley, on a desirable cul de sac home to a handful of similar executive homes. This popular Staffordshire village is home to amenities including a country pub, All Saints Church, a village hall and the show field and cricket ground all within walking distance.

The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, and Repton.

Further amenities can be found just five miles away in the Cathedral City of Lichfield where the historic centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and the renowned Beacon Park. Local leisure pursuits can be enjoyed at Hoar Cross Hall and the FAs St George's Park both offer spas and members only gyms, and both the Peak District National Park and Cannock Chase can both be reached in a short drive.

For commuters, two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive.

- **Executive Detached Family Home**
- **Exceptional 0.35 Acre Gardens**
- **Select Cul de Sac Setting**
- **Solar Panels included in Sale**
- **Extended & Beautifully Presented**
- **Open Plan Kitchen with Stunning Orangery**
- **Two Further Reception Rooms**
- **Reception Hall, Utility & Cloakroom**
- **Five Excellent Double Bedrooms**
- **Master En Suite & Family Bathroom**
- **Parking & Single Garage**
- **Established & Secluded Gardens**
- **Mains Services & Double Glazed Windows**
- **Idyllic Village Setting with Amenities in Walking Distance**
- **'Outstanding' School Catchment**
- **Well Placed for Commuter Routes**

Reception Hall 2.78 x 1.75m (approx. 9'1 x 5'8)
The composite entrance door opens into this central hallway, having tiled flooring, stairs rising to the first floor and oak finish doors opening into the **Cloakroom**, **Lounge** and:

Family Room/Study 4.96 x 2.4m (approx. 16'3 x 7'10)
A versatile reception room ideal as a home office or playroom, having a window to the front aspect. A door also opens into the **Open Plan Breakfast Kitchen**

Lounge 6.8 x 3.45m (approx. 22'3 x 11'3)
A beautifully presented and generously proportioned reception room, having a window to the front and a door leading into the **Open Plan Breakfast Kitchen.** Glazed oak bifold doors opening through to:

Stunning Orangery 7.1 x 4.4m (approx. 23'3 x 14'5)
A stunning addition to the family living space, the Orangery has slate tiled flooring and a ceiling lantern providing plenty of natural light, with bifold doors extended across the width enjoying idyllic views over the gardens. There is a wood burning stove and slate flooring extends into the:

Open Plan Kitchen 7.25 x 4.75m (approx. 23'9 x 15'7) – max
The kitchen comprises a range of gloss wall and base units with solid oak worksurfaces over, with a dual fuel range cooker included in the sale. the central island houses a breakfast bar to one side, there is space for an American fridge freezer and an interior window looks through to the **Orangery**. A door opens into:

Utility 3.6 x 2.1m (approx. 11'9 x 6'10)
Serving as an extension to the kitchen, the utility has matching gloss units and solid oak work surfaces, housing an inset sink and spaces for a dishwasher, washing machine and tumble dryer. A window to the rear enjoys idyllic garden views, and the utility has slate tiled flooring

Cloakroom
Accessed from the hall, this guests cloakroom houses storage space and is fitted with pedestal wash basin and WC















Stairs rise to the **First Floor Landing**, having access to the loft and oak finish doors opening into:

Master Bedroom 4.75 x 3.61m (approx. 15'7 x 11'10)
A spacious principal bedroom having a window to the rear enjoying garden views, a range of fitted wardrobes and private use of:

En Suite 2.26 x 1.91m (approx. 7'5 x 6'3)
A modern suite comprises wash basin set to vanity unit, WC and walk in shower, tiled splashbacks, an obscured window to the rear and a chrome heated towel rail

Bedroom Two 3.78 x 3.45m (approx. 12'5 x 11'4)
Another spacious double room having a window to the front

Bedroom Three 3.78 x 3.25m (approx. 12'5 x 10'8)
With a window to the front and a fitted wardrobe

Bedroom Four 3.0 x 2.41m (approx. 9'10 x 7'10)
A fourth double room having a window to the rear

Bedroom Five 3.25 x 3.1m (approx. 10'8 x 10'2)
An ideal fifth bedroom or walk in wardrobe, having a window to the front aspect

Family Bathroom 2.44 x 1.91m (approx. 8'0 x 6'3)
A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, half tiled walls, a heated towel rail and an obscured window to the rear

















Floor Area: 2,135 ft²



Ground Floor



First Floor

PH RESIDENTIAL

T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

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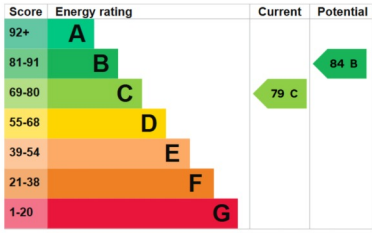
Outside

The property is set on a peaceful cul de sac home to a handful of similar executive homes, being within a short walk of the village centre, amenities and primary school. There is parking to a private drive to the front aspect, an EV charging point is included in the sale and a manual entrance door opens into:

Single Garage 4.96 x 3.1m (approx. 16'3 x 10'2)
With power, lighting and a courtesy door into the kitchen

0.35 Acre Gardens

Enjoying privacy to all sides, the established rear gardens are laid to a paved terrace and lawns bordered with a colourful variety of mature trees and foliage. To the top of the garden is a covered arbour offering an ideal entertaining space, there is exterior lighting and a water point, and gated access to one side leads back to the front aspect



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Ph 12.08.2026