



2 Vicarage Croft, Kings Bromley, DE13 7HJ

Residing on a peaceful private lane is this executive detached family residence, benefitting from extended and beautifully refurbished interiors, five double bedrooms and a secluded and recently landscaped garden plot. Being finished to a superb standard throughout, this immaculate family home has received a thorough upgrade to include a new 2023 windows, a 2023 boiler and ground floor radiators, new LVT flooring throughout and three refitted bathrooms, alongside a fabulous remodel to create an open plan living and dining kitchen with bifold doors opening out to the rear garden.

The spacious reception hall leads into a playroom and a spacious lounge with double

doors out to the garden, as well as into the magnificent open plan kitchen with walk in pantry, living and dining areas. Also to the ground floor is a utility room and cloakroom, both of which have also been refitted. Stairs with an oak balustrade rise to the first floor accommodation which is laid to five bedrooms and a refitted family bathroom, with the second bedroom also having a private en suite. The luxurious and cleverly designed extended master suite also has private use of an shaped dressing room and en suite. Outside, there is ample parking to the front aspect as well as access into the large detached double garage, which has been finished internally to building regulation standards to allow for conversion potential in the future (subject to relevant

permissions). To the rear, the garden and has been recently landscaped with quality porcelain paving and raised borders with feature lighting, all enjoying plenty of privacy.

The property lies close to the heart of Kings Bromley, a popular rural village 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, Abbotsholme 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. 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. For local leisure pursuits, 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.



- Executive Detached Family Residence
- Secluded Private Lane Setting
- Extended & Beautifully Refurbished
- Magnificent Open Plan Living & Dining Kitchen
- Two Reception Rooms
- L Shaped Reception Hall
- Walk in Pantry, Utility & Cloakroom
- Five Excellent Bedrooms
- Luxurious Master with Dressing Room & En Suite
- Guest En Suite & Family Bathroom
- Ample Parking & Large Double Garage
- Secluded & Beautifully Landscaped Garden
- Refurb to include 2023 Boiler & Windows
- Potential for Annexe Conversion (STPP)
- Idyllic Village Setting
- 'Outstanding' School Catchment

Reception Hall 4.3 x 3.47m (approx. 14'1 x 11'4)

A composite door opens into this spacious hallway, having an oak staircase rising to the first floor with storage beneath, LVT flooring and a further door into another shelved cupboard. Oak doors open into:

Lounge 7.08 x 3.92m (approx. 23'3 x 12'10)

An oversized reception room having a bay window to the front aspect, LVT flooring and a feature fireplace recess with tiled hearth. Double doors open through to:

Playroom 3.58 x 3.48m (approx. 11'9 x 11'5)

A versatile reception room, having French doors opening out to the rear garden

Open Plan Living & Dining Kitchen 8.36 x 7.62m (approx. 27'5 x 25'0)

A magnificent open plan space having been recently remodelled and finished to an excellent standard. LVT flooring extends throughout, and the formal **Dining Area** leads open plan style into the **Family Room**, where bifold doors with integrated Solar blinds open out to the rear aspect. The **Kitchen** is fitted with a comprehensive range of shaker style base, full height and island units with marble finish Quartz work surfaces over and plinth lighting below, housing an inset one and a half sink and integrated appliances including twin dishwashers and fridge freezer. A window faces the front aspect, the dual fuel range cooker is included in the sale and there is space for an American fridge freezer. An oak door opens into a fabulous **Walk in Pantry** with automatic lighting, and a door leads from the **Dining Area** back into the **Reception Hall**

Utility Room 2.54 x 1.3m (approx. 8'3 x 4'2)

Fitted with base units housing for a washing machine and tumble dryer, with a window to the front and LVT flooring

Cloakroom

Fitted with wash basin set to vanity unit, WC and LVT flooring





Stairs with an oak balustrade rises to the **First Floor Landing**, where there is access via a drop down ladder to the loft, and oak doors open into:

Master Suite 4.77 x 3.52m (approx. 15'7 x 11'6)
A luxurious principal bedroom, having LVT flooring, a windows to the front aspect and an opening leading around the corner to an L shaped **Dressing Room**. There are a range of fitted wardrobes to the dressing room, and an opening leads into:

En Suite 3.42 x 1.35m (approx. 11'2 x 4'5)
Comprising a contemporary suite having wash basin set to vanity unit, WC and walk in shower, with tiled walls, LVT flooring, a heated towel rail and an obscured window to the rear

Bedroom Two 3.98 x 3.92m (approx. 13'0 x 12'10)
Another spacious bedroom suite having formerly been the master, having a window to the front aspect, a double fitted wardrobe and private use of:

En Suite 2.1 x 1.83m (approx. 6'10 x 6'0)
Comprising a refitted suite having wash basin set to vanity unit, WC and shower, with LVT flooring, a heated towel rail, tiled walls and an obscured window

Bedroom Three 3.42 x 3.2m (approx. 11'2 x 10'6)
With a window to the rear and a double fitted wardrobe

Bedroom Four 3.5 x 2.63m (approx. 11'6 x 8'7)
A fourth double room having LVT flooring, a double fitted wardrobe and a window to the rear

Bedroom Five 2.86 x 2.7m (approx. 9'4 x 8'10)
A good size bedroom having LVT flooring and a window to the rear

Family Bathroom 2.65 x 2.4m (approx. 8'8 x 7'10)
Another modern suite comprises wash basin set to vanity unit, WC, bathtub and separate double walk in shower, with LVT flooring, tiled walls, a heated towel rail and an obscured window









Outside

The property is set on the private Vicarage Croft, a secluded cul de sac home to a handful of similar executive homes. To the front, the walled boundary leads into a spacious driveway where there is parking for a number of vehicles as well as retractable security bollards to the entrance. Gated access to the side leads into the rear garden and there is power and lighting to the exterior of the property.

Detached Double Garage 5.68 x 5.67m (approx 18'8 x 18'7)

With an electric entrance door, courtesy door to the side, power and lighting. There is ample storage to the loft, and the garage has been finished to building regulations to allow for conversion potential into living accommodation (subject to relevant permissions)

Landscaped Garden

Extending to a superb size, the rear garden has been landscaped throughout with porcelain paving and raised borders with feature lighting, all enjoying an excellent degree of privacy. To one side there is an outdoor kitchen with breakfast bar and space for a wine fridge, a pergola (as separate negotiation) houses a hot tub which is included in the sale, and there is exterior lighting, power and water to the rear of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	78 C	84 B
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.