Sundays Well

Manor Park Kings Bromley Staffordshire

PH RESIDENTIAL

Sundays Well & Annexe

Manor Park Kings Bromley DE13 7JA

Positioned within established 0.85 acre formal grounds is Sundays Well, a traditional detached home with annexe enjoying an enviable setting on the regal Manor Park. With excellent potential to extend or remodel further within the established plot, Sundays Well has previously received extensive refurbishments to include an extension, a full rewire and a new central heating system, as well as having the accommodation remodelled to create a self contained annexe which could be adapted to create extended space to the main property with ease.

Sundays Well enjoys traditional features including stained glass windows, impressive tall ceilings and an elegant Grade II Listed dovecote within the exceptional wrap around gardens, alongside enjoying the tranquillity and privacy offered within the secluded private setting. This individual home offers open plan living and two bedrooms to the main property alongside a spacious one bedroom self contained annexe, presenting excellent scope to extend further and to create a 'dream home' within this exquisite location.

- **Traditional Detached Home & Self Contained Annexe**
- **Prestigious Address on Manor Park**
- **Established 0.85 Acre Grounds with Views**
- **Two Spacious Reception Rooms**
- **Breakfast Kitchen & Reception Hall**
- **Two Bedrooms & Family Bathroom**
- **Self Contained One Bedroom Annexe**
- **Gated Entrance to Ample Parking**
- **Double Garage & Garden Store**
- **Wrap Around Formal Gardens with Historic Dovecote**
- **Excellent Independent & State Schools**
- **Walking Distance to Village Amenities**
- **Well Placed for Commuter Routes & Rail Travel**

what3words:

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The highly desirable Manor Park is a private community home to a collection of prestigious and individual residences, being just minutes from the village centre. The popular village of Kings Bromley is home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village hall, a Co-Op general store, The Royal Oak pub and the show field and cricket ground.

An area renowned for schooling, The Richard Crosse Primary School is within walking distance and feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School is also within a short drive. In addition, there are a superb range of private schools within close reach including Lichfield Cathedral, Repton and Denstone College.

The Cathedral City of Lichfield is just 10 minutes away, having a thriving and historic centre home to an array of shopping and leisure facilities and a lively café, bar and restaurant scene, including one boasting a Michelin star. The renowned medieval Cathedral and Beacon Park host regular concerts and festivals throughout the year, and there are various health of leisure clubs in the area including Lichfield Golf & Country Club.

Being a well connected location ideal for commuters, two rail stations in Lichfield provide direct links to Birmingham and London (in 80 mins) and the village is well placed for access to the A38, A515 and M6 Toll. Birmingham International, East Midlands and Manchester Airports are also all within an easy drive.

Village Centre & Amenities: 0.3 mile

Uttoxeter Rail Station: 14 miles
Hatton Rail Station: 12 miles

Lichfield City Centre: 6 miles
Derby City Centre: 23 miles
Stafford Town Centre: 17 miles

Cannock Chase: 6 miles
Peak District National Park: 21 miles

Birmignham Airport: 27 miles
East Midlands Airport: 30 miles

Gated access opens from the driveway to the front of Sundays Well, where there is a second point of gated access which could be reinstated to create parking on this side of the property.

Double doors featuring elegant stained glasswork open to the **Porch**, where another stained glass door opens into the **Reception Hall**. This central hallway has oak flooring and a useful cloaks storage cupboard, with further doors opening into the **Master Bedroom, Family Bathroom** and through to the living accommodation.

The beautifully presented **Sitting Room** features a stunning exposed brickwork fireplace with wood burning stove inset, as well as having a bay window to the front enjoying idyllic garden views. Leading towards the rear, there are double doors opening out to an area of decking and to the gardens, as well as having stairs rising to the **Second Bedroom.** This **Hallway** also connects the **Sitting Room** to the **Open Plan Living Space.**

This versatile extended **Garden Room** offers plenty of space for **Dining** and **Living Areas**, with French doors highlighting garden and rural views to the rear. This reception room leads through to the **Kitchen**, which is fitted with a range of full height, wall and base units with granite worksurfaces over, housing an inset sink and integrated appliances including dishwasher, double oven and an induction hob. There is a further space for an American fridge freezer, a cupboard houses storage as well as space for a washing machine and the kitchen has a breakfast bar to one side as well as a dresser which is included in the sale and provides additional storage. A window to the front enjoying idyllic garden and Dovecode views.

The **Principal Bedroom** is set to the ground floor, having a window to the front enjoying views towards the Dovecote and a range of mirror fronted fitted wardrobes. from the **Reception Hall** is a modern **Family Bathroom,** having wash basin set to vanity unit, bathtub and a separate walk in shower.

The **Second Bedroom** is set to the first floor accommodation, having a window to the side and feature exposed beams. There is potential to extend the first floor above the annexe accommodation if desired to create a larger first floor.

The paved pathway leads to the side of Sundays Well where there is independent access into the **Self Contained Annexe.** The **Entrance Hall** opens firstly into the **Lounge**, a spacious triple aspect reception room highlighting idyllic views over the gardens. There is a **Paved Terrace** accessed from French doors in the **Lounge** providing a pleasant space for the annexe.

A modern **Dining Kitchen** is fitted with a range of wall and base units, as well as having double doors opening to useful full height storage. There is an inset sink, an integral dishwasher, oven and gas hob, as well as having space for a fridge freezer.

The generous **Double Bedroom** has a range of fitted wardrobes and storage, as well as a **Cloakroom WC.** The bedroom a linked to the main property, allowing for an easy access point to connect the annexe and main accommodation. A modern **Shower Room** is fitted with a wash basin set to vanity unit, WC and an oversized walk in shower, with a heated towel rail, tiled walls and tiled flooring.

Leading from the main Manor Park, Sundays Well and its immediate neighbours have access along a **Private Drive** to each of their properties. **Gated Access** opens into a **Spacious Parking Area** to the side of Sundays Well, where there access to a **Covered Store** and the **Double Garage**. Gates open to the rear gardens, fore gardens and to a further area of lawn, which enjoys idyllic views towards the historic **Dovecote**.

Extending to 0.85 of an acre, **Wrap Around Gardens** encircle the property and annexe, enjoying complete privacy to all sides as well as tranquil surroundings. Being bordered by farmland, the gardens are laid to manicured lawns planted with a variety of shrubs and foliage, with a paved terrace wrapping around the property providing entertaining areas for both the main house and annexe. Within the fore gardens is a **Grade II Listed Dovecote** formerly belonging to Kings Bromley Hall, and a garden shed is included in the sale.

STRICTLY PRIVATE
NO THROUGH ROAD
MANOR PARK
STRICTLY PRIVATE
NO THROUGH ROAD
MANOR PARK

Floor Area: 1,991 ft²
Grounds: 0.85 Acre

Sundays Well

Reception Hall 3.04 x 2.35m (approx. 9'11 x 7'8)
Sitting Room 6.56 x 4.0m (approx. 21'6 x 13'0)
Open Plan Family Room 4.6 x 4.92m (approx. 16'2 x 15'0)
Breakfast Kitchen 3.97 x 3.25m (approx. 13'0 x 10'7)

Master Bedroom 4.24 x 3.32m (approx. 12'2 x 11'6)
Bathroom 2.53 x 2.5m (approx. 8'3 x 8'2)
Bedroom Two 3.72 x 3.52m (approx. 12'2 x 11'6) – restricted head height

Annexe

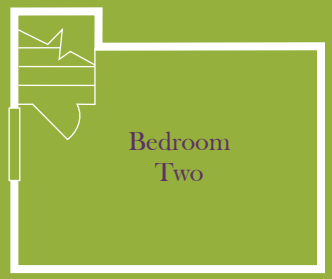
Lounge 6.33 x 3.12m (approx. 20'9 x 10'2)
Dining Kitchen 4.0 x 3.94m (approx. 13'1 x 12'11)
Double Bedroom 5.36 x 4.5m (approx. 17'7 x 14'9)
Shower Room 3.34 x 2.04m (approx. 10'11 x 6'8)

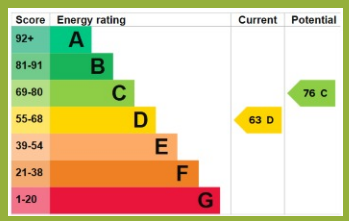
Please Note: The annexe has its own boiler. Gas and Electricity is recorded on a meter to aid rationing usage/bills if required.

Outside

Dovecote
Double Garage 5.46 x 4.7m (approx. 17'11 x 15'5)
Covered Store 5.36 x 3.17m (approx. 17'7 x 10'5)

Floor Area: 1,991 ft²





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