

Broadfields House

Croxall, Lichfield, WS13 8QU

John 
German





Made with





Broadfields House

Croxall, Lichfield, WS13 8QU

Offers Over £2,000,000

Broadfields House is a prestigious country residence situated within just under 20 acres of its own grounds with impressive equestrian facilities.

Broadfields House is a beautifully presented country home offering superb equestrian facilities, sitting adjacent to a wealth of outbuildings, paddocks and landscaped gardens extending to just under 20 acres. The luxury family property is located within the idyllic hamlet of Croxall, with the nearby village of Alrewas boasting a superb range of amenities including a popular butchers, Co-op, country pub, coffee shop, doctors, pharmacy and dentist, together with beautiful canalside walks. For commuters nearby road links include the A38, A50 and M6 and there are a choice of railway stations at Lichfield and Burton-on-Trent. The property lies in the catchment area for Mary Howard Church of England Primary School in the nearby village of Edingale, and the highly regarded John Taylor High School in the nearby village of Barton under Needwood.

Broadfields House is approached via an impressive sweeping driveway, surrounded by its own pastureland and lined with a beautiful avenue of Japanese Larch trees. The gardens have been carefully planned around the house with various acres divided into numerous railed paddocks along with beautifully landscaped gardens. The home is believed to date back to the mid-19th century and has been refurbished, modernised, and well maintained over the current owners many happy years here, and presents a superb family home sitting proudly in just under 20 acres with excellent onsite equestrian facilities.

The main house is set over three floors and is presented to the highest of standards throughout, boasting elegant reception rooms, a fabulous breakfast kitchen, formal study, and a beautiful library/music room. There are five reception rooms in total on the ground floor, all of generous proportions and offering great versatility, currently being used as a formal dining room, sitting room, drawing room, library/music room, and a home office with fitted bespoke office furniture. There is also a utility room and guest cloakroom.

On the first floor, there are four spacious double bedrooms, two luxury bathrooms, one of which is Jack and Jill with bedroom four, whilst the master suite has a dressing room and a luxury hotel style en-suite bathroom.

On the second floor there are two further double bedrooms, offering flexible accommodation.

Outside, the property sits proudly within its own grounds with a secure gated entrance into the main residence, extensive off-road parking for various vehicles, and access into the double garage and laundry room. There are extensive landscaped gardens, railed paddocks, stable yards with 13 loose boxes, a tack room, and much more.



What3words: [///switch.mass.captions](https://www.what3words.com/switch.mass.captions)

Agents note: The property is situated in a low flood risk zone.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

432.9 m²

4659 ft²

Reduced headroom

4 m²

43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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