



**Clifton Park, Clifton Campville,
B79 0BE**

**PAUL
CARR**
Estate Agents

EXCLUSIVE & RURAL HOMES

Lullington House, Clifton Park, B79 0BE

Set Within the prestigious and highly sought-after Clifton Park private estate, this exceptional detached executive residence offers an enviable blend of refined elegance, generous proportions and contemporary family living. Beautifully presented throughout, the home has been thoughtfully enhanced to create a sophisticated residence where luxurious interiors meet an idyllic village setting.

Clifton Park is one of the area's most exclusive private developments, combining the peace and security of a gated community with the charm of the picturesque village of Clifton Campville. Surrounded by beautiful Staffordshire countryside whilst remaining well connected to nearby Lichfield, Tamworth and the motorway network, this outstanding home offers an exceptional lifestyle opportunity for discerning buyers seeking space, privacy and uncompromising quality.

Come Inside:

From the moment you step inside, the impressive split-level reception hall creates an immediate sense of space and elegance. Bathed in natural light, this welcoming entrance sets the tone for the beautifully balanced accommodation beyond, where a magnificent staircase rises gracefully to the first-floor galleried landing. From here, doors lead to the sitting room, home office, guest cloakroom and utility room, while gentle steps descend to the heart of the home. The dual-aspect sitting room is a wonderfully bright and inviting retreat, with windows to three elevations allowing natural light to pour in throughout the day. A handsome fireplace provides a warm focal point, creating the perfect setting for both quiet evenings and relaxed entertaining. Enjoying peaceful views over the rear gardens, the home office offers an ideal environment for remote working or study. Practicality has been thoughtfully considered here too, with a spacious utility room providing internal access to the substantial double garage, complete with rear-facing windows and twin electric up-and-over doors.

Descending from the reception hall, the home opens into an exceptional double-height dining room, positioned beneath the striking galleried landing. This spectacular space forms the social heart of the property, effortlessly connecting family life and entertaining. Double doors open into the conservatory, while additional doors lead directly to the side gardens, creating a seamless connection between the indoor and outdoor living spaces. The generously proportioned conservatory enjoys delightful views across the rear gardens and offers a peaceful place to relax throughout the seasons. The elegant living room is equally impressive, with windows to two elevations filling the room with natural light, while a commanding stone fireplace creates an impressive focal point. Flowing naturally from here is the beautifully re-fitted kitchen and breakfast room, where traditionally styled cabinetry is complemented by granite work surfaces, a substantial central island with breakfast bar and an excellent range of integrated storage. French doors open directly onto the rear garden, making outdoor dining and summer entertaining wonderfully effortless.

The first floor is centred around a stunning galleried landing, adding both character and architectural interest. The luxurious principal suite occupies its own private wing and features an extensive range of fitted wardrobes together with a beautifully appointed en-suite bathroom incorporating twin wash hand basins, a large bath, separate shower enclosure and WC. At the opposite end of the first floor, a small flight of steps leads to two further generously proportioned double bedrooms, each enjoying the comfort and convenience of its own contemporary en-suite shower room, providing excellent accommodation for family members or visiting guests.

Come Outside:

Lullington House enjoys an exceptional setting within the exclusive surroundings of Clifton Park, approached via an attractive tree-lined driveway and surrounded by open countryside, creating an enviable sense of peace and privacy. The beautifully established wrap-around gardens have been thoughtfully designed to capture both sunshine and shade throughout the day. Expanses of lawn are framed by mature trees and colourful planted borders, while generous paved terraces provide idyllic spaces for alfresco dining, summer entertaining or simply enjoying the tranquil surroundings. Every aspect of the gardens enhances the property's feeling of space, privacy and connection with its picturesque setting.





































Additional Information

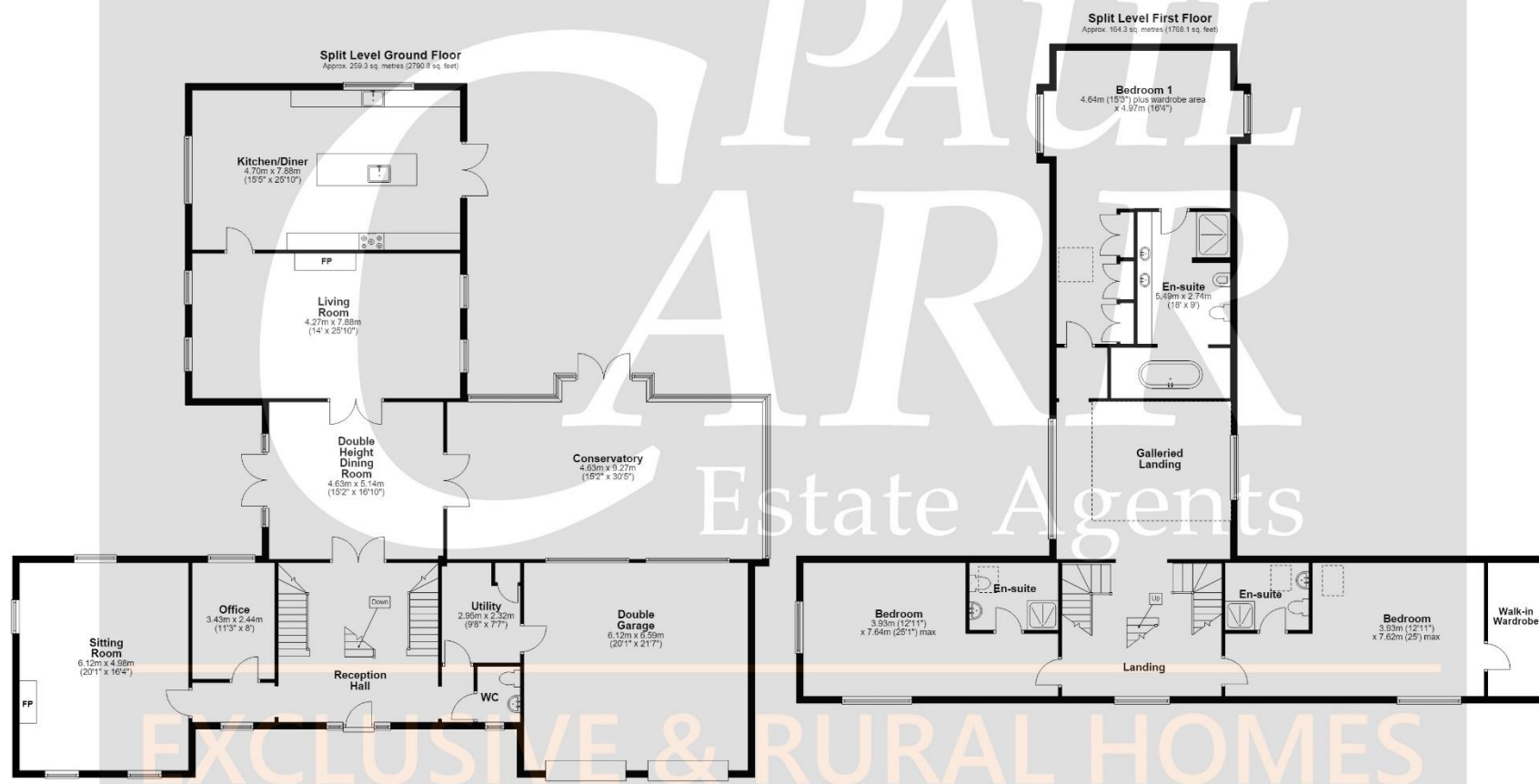
Freehold

EPC Rating

TBC

Council Tax Band

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Total area: approx. 423.5 sq. metres (4558.9 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

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