

# 52 Kensington Oval Boathouse Field,

## Lichfield WS13 6NR

Downes & Daughters
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# 52 Kensington Oval Boathouse Field, Lichfield WS13 6NR
# £725,000

We are delighted to announce the rare opportunity to acquire an imposing Georgian style townhouse on this landmark development, standing at the entrance to our historic Cathedral City. Taking inspiration from the opulent Georgian architecture of England's finest Spa Towns, Kensington Oval stands proud on the former site of Lichfield Cricket Club with all the trappings of Lichfield's vibrant City Centre on your doorstep. One of only a handful of freehold homes within this select development, boasting a private garden, parking for three cars and an elegant balcony enjoying the pleasant communal gardens and sweeping formal lawns. Having benefited from some recent stylish updates the property offers an impressive 2,233 square feet of flexible and opulent accommodation with high ceilings, arranged over three floors. The ground floor provides an entrance hallway, sitting room, formal dining room, refitted contemporary kitchen and a utility room. The first floor boasts a spectacular 26ft double aspect drawing room with access to an elegant balcony, a bedroom with fitted wardrobes and en suite shower room and a family bathroom. The second floor also has a spacious landing, a principal bedroom with fitted wardrobes and en suite shower room, three further bedrooms and a second family bathroom. Externally there is a private walled courtyard garden, front garden with ornate boundary railings and three allocated parking spaces within the gated private carpark providing allocated and visitor parking.

Viewing is essential to appreciate the impressive nature of this building and its central location only 0.4 miles away from Lichfield City Train Station.

## GROUND FLOOR
Entrance Hallway With Storage Cupboard • Guest Cloakroom • Sitting Room/Study • Formal Dining Room • Recently Refitted Kitchen With Integrated Appliances & Quooker Hot Water Tap • Utility/Boot Room With Storage Cupboard & Door To Rear Garden

## FIRST FLOOR
Spacious Landing • Spectacular First Floor Drawing Room With Double Aspect & Access To Balcony • Elegant Balcony With Views Over Kensington Green Toward Lichfield Cathedral • Bedroom Two With Fitted Wardrobes • En Suite Shower Room • Spacious Family Bathroom

## SECOND FLOOR
Spacious Landing With Access To Partially Boarded Loft • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Three With Fitted Wardrobes • Bedroom Four • Bedroom Five/Study • Second Family Bathroom

## OUTSIDE
Stylishly Planted Front Garden Approach With Ornate Boundary Railings • Walled Courtyard Rear Garden • Patio Seating Areas & Well Stocked Established Borders • Gated Access To Side • Three Allocated Parking Spaces To Rear

## FURTHER INFORMATION
Freehold (TBC By Solicitor) • Management Fee Of £535 Proposed For 2027 • Council Tax Band F • Energy Rating C • All Mains Services

















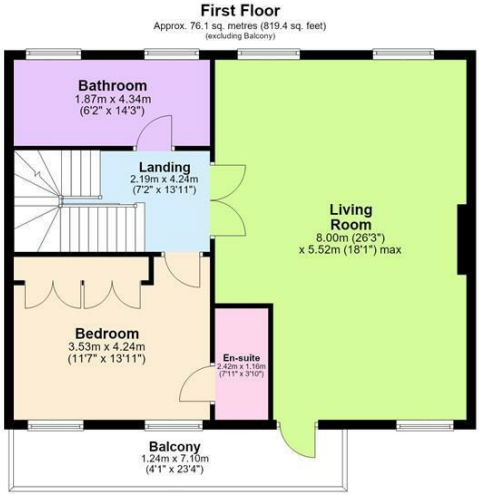


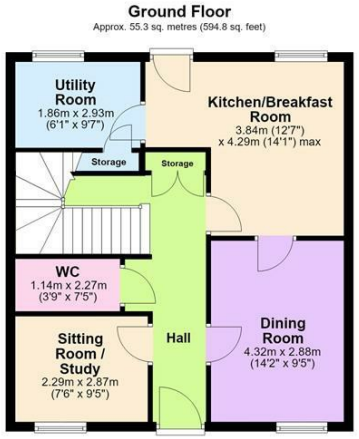


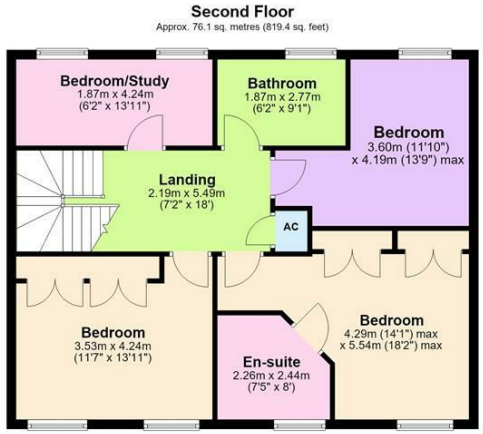




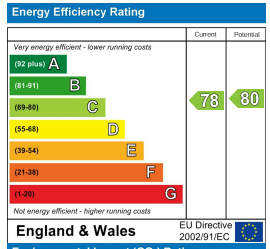


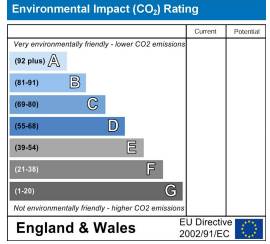



Total area: approx. 207.5 sq. metres (2233.6 sq. feet)







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