

Office Cottage Uttoxeter Road, Abbots Bromley,
Staffordshire, WS15 3EG

PH RESIDENTIAL

Enjoying a prime setting within the historic village of Abbot Bromley is Office Cottage, a period Georgian residence showcasing a wealth of original features, three double bedrooms and established 0.2 acre gardens. Believed to date back to the late 1700s, this handsome Grade II Listed home formerly served as an office and coach house to the renowned Blithfield Hall Estate, presenting an ideal opportunity to acquire a property of this calibre with superb potential within this most desirable village location.

Offering superb potential to remodel/upgrade to suit alongside a wealth of original period features, the interiors comprise briefly reception hall, two generously proportioned reception rooms, kitchen with pantry, utility and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a modern family bathroom. Office Cottage showcases original stone and marble fireplaces, coving and character architraves and doors, as well as beautiful sash windows with original shutters to the front aspect. Outside, there is private access into the established south facing gardens, which extend to a generous 0.2 acre offering the opportunity to extend the property substantially without encroaching on the generous garden size.

- **Grade II Listed Georgian Residence**
- **Superb Potential to Remodel/Extend**
- **Two Spacious Reception Rooms**
- **Three Double Bedrooms**
- **0.2 Acre Garden with Outbuildings**
- **Desirable Village Setting**
- **Established South Facing Garden with Private Access**
- **Farmhouse Kitchen with Pantry**
- **Modern Family Bathroom**
- **Well Placed for Commuter Routes & Amenities**









Office Cottage is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded independent schools nearby including Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleynes High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

Sitting Room 5.22 x 4.45m (17'1" x 14'7")

Dining Room 5.14 x 2.8m (16'10" x 9'2")

Kitchen 4.42 x 4.4m (14'6" x 14'5")

Utility 2.95 x 1.85m (9'8" x 6'0")

Cloakroom 1.7 x 1.6m (5'6" x 5'2")

Master Bedroom 5.07 x 4.0m (16'7" x 13'1")

Bedroom Two 5.2 x 3.88m (17'0" x 12'8")

Bedroom Three 4.43 x 2.44m (14'6" x 8'0")

Bathroom 1.87 x 1.65m (6'1" x 5'4")

Outbuilding 3.8 x 3.5m (12'5" x 11'5")

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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.

The Property Misdescriptions Act 1991: 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.

ph sr 24.06.2013