



4 Spade Green, Abnalls Lane,  
Lichfield WS13 8BH

Downes & Daughters  
ESTATE AGENCY

## 4 Spade Green, Abnalls Lane, Lichfield WS13 8BH £575,000

An exceptional country cottage residence, nestled in an idyllic rural location, yet still within 2.5 miles of Lichfield's vibrant City Centre. Having undergone an extensive 'back to brick' renovation in 2019, this impressive home boasts 1,224 square feet of bright and flexible accommodation, flawlessly presented with a pleasant blend of traditional styling and some clever contemporary twists. The sensible design of this property takes full advantage of the rural views in almost every room, with an internal inspection highly recommended to fully appreciate the unrivalled setting but also the attractive nature of the house itself. The ground floor is accessed via an attractive vestibule entrance porch which in turn leads to an entrance hall and a second reception room, currently used as a study and playroom. An inner hallway leads to the striking double aspect kitchen diner with bespoke cabinetry and Smeg appliances and the triple aspect living room has a log burner and bespoke dresser. Both rooms having double doors to the rear garden. The ground floor is then completed with a utility room, rear boot room and guest cloakroom, with all rooms benefitting from an attractive flag stone floor with underfloor heating. The first floor provides three bedrooms and an opulent family bathroom. Externally the property benefits from an attractive cottage front garden with pretty picket fence, extensive gravelled private driveway, impressive lawned rear garden with patio seating areas, raised vegetable beds and a contemporary two sectioned garden building used as a gym and storage room. All enjoying uninterrupted views across the greenbelt land of the Maple Hayes Estate & Woodland Trust.

It has been said a million times before but this property really must be viewed to appreciate its exceptional nature and truly wonderful position.

### GROUND FLOOR

Flag Stone Floor With Underfloor Heating To Entire Ground Floor • Vestibule Porch Entrance • Hallway • Multi Use Study & Playroom • Inner Hallway & Utility • Boot Room With Stable Door To Rear Garden • Guest Cloakroom • Striking Double Aspect Kitchen Diner With Bespoke Cabinetry, Quartz Worktop & Smeg Appliances • Attractive Triple Aspect Living Room With Log Burner & Double Doors To Rear Garden

### FIRST FLOOR

All First Floor Rooms Benefit From Far Reaching Rural Views • Principal Bedroom With Bespoke Fitted Wardrobes • Bedroom Two • Bedroom Three • Luxury Family Bathroom With Roll Top Claw Footed Bath & Walk In Shower

### OUTSIDE

Pretty Cottage Style Front Garden With Boundary Picket Fence • Extensive Gravelled Private Driveway • Lawned Rear Garden With Patio Seating Areas & Raised Vegetable Beds • Two Section Contemporary Garden Building With Bi-Fold Doors Used As Gym & Separate Storage Room • Uninterrupted Views Over Greenbelt Land

### FURTHER INFORMATION

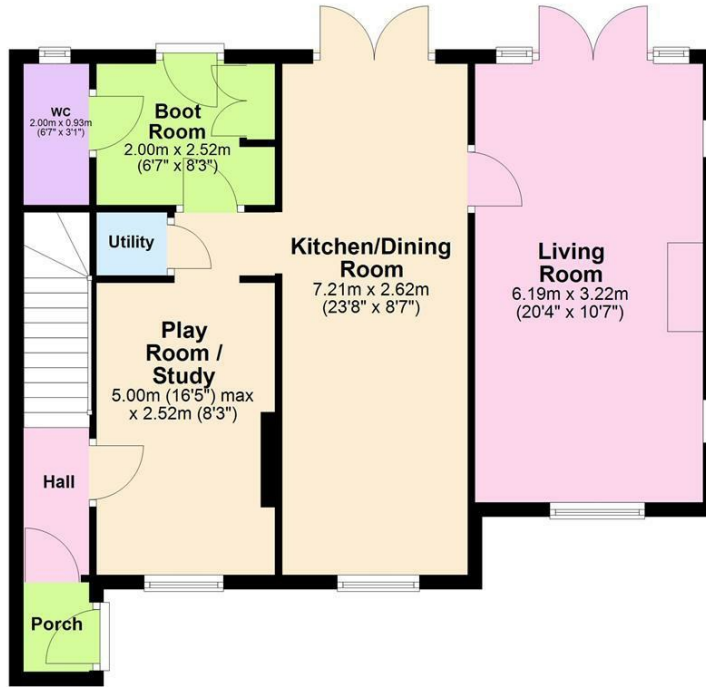
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating E • LPG With Underground Tank • Mains Electric • Shared Sceptic tank • Conservation Area



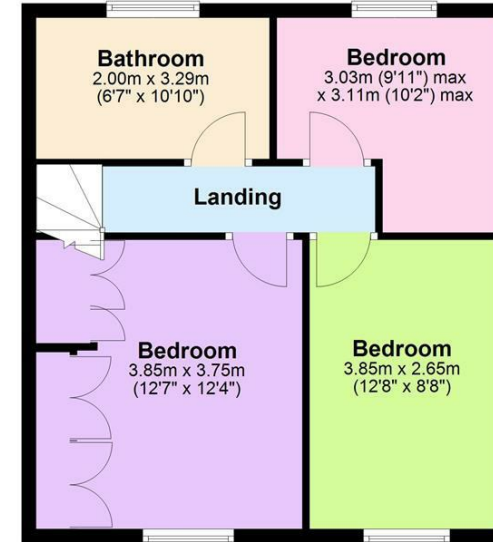




**Ground Floor**  
Approx. 66.9 sq. metres (720.4 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 113.8 sq. metres (1224.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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