



Thyme House, Lichfield Road, Abbots Bromley, WS15 3DL



An impressive detached family home set within a select development in the popular village of Abbots Bromley, benefiting from four excellent bedrooms, flexible interiors showcasing much character and charm and landscaped gardens. Offered with the option of no upward chain, Thyme House comprises spacious interiors set over two floors including two impressive reception rooms, family dining and living kitchen, utility, cloaks and boot room to the ground floor, with four bedrooms to the first floor serviced by two en suites, a dressing room and bathroom which can also double as an

en suite to the master bedroom. Outside are landscaped front and rear gardens, a single garage and parking, and the property enjoys a pleasant rural outlook to the rear aspect over surrounding countryside. The property benefits from mains gas central heating and full double glazing.

The historical village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle for families and couples alike centered around the attractive main street lined with character properties. The village is

home to amenities including a sports club, Butchers', general store, a highly regarded primary school, traditional pubs, an Indian restaurant, microbrewery, coffee shop, doctors, church and village hall. The village has also recently been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks, bike tours, sailing and fishing spots. The village is ideally located for commuters with local trunk roads A50 and A38 within easy reach.

- Executive Detached Family Home
- Wealth of Character Throughout
- Spacious & Versatile Interiors
- Offered with No Upward Chain
- Two Generous Reception Rooms
- Dining & Living Kitchen
- Four Excellent Bedrooms
- Two En Suites & Family Bathroom
- Landscaped Front & Rear Gardens
- Single Garage & Parking
- Popular Village Location
- Rural Aspect to Rear
- Well Placed for Commuter Routes, Independent & Private Schools



### Reception Hall

With slate tiled flooring, staircase rising to the first floor and doors off to:

**Living Room** 9.01 x 4.26m (approx 29'8 x 13'11)

A spacious reception room having exposed beams, windows to three sides and double doors out to the rear gardens. A character brickwork fireplace houses an open fire set to stone hearth

**Dining Room** 7.69 x 3.57m (approx 25'2 x 11'8)

Another generous living space having oak flooring, double doors out to the gardens, a window to the rear and an interior window back through to the **Reception Hall**. Leading through to the **Inner Hall** where there is a fitted wine pantry and a door to the **Boot Room**. Opening into:

**Family Dining & Living Kitchen** 9.47 x 3.69m (approx 31'0 x 12'1)

The kitchen is fitted with a range of base units housing an inset Belfast sink with a complementary island unit providing further workspace and storage. There is space for a gas fired range cooker and the kitchen has slate flooring throughout extending into a dining/sitting area where there is a log burning stove set to slate hearth, an orangery roof light providing plenty of natural light and double doors opening out to the gardens. Doors to a **Pantry** 2.03 x 1.71m (approx 6'7 x 5'7) and:

**Utility Room** 5.01 x 2.3m (approx 16'5 x 7'6)

Fitted with base units housing a Belfast sink and spaces for a washing machine and tumble dryer. There is a window to the rear and the Worcester Bosch boiler is housed in here

**Boot Room** 2.87 x 1.56m (approx 9'4 x 5'1)

Fitted with base units housing an inset Butler sink and space for a dishwasher, with slate flooring

### Cloakroom

Having fitted wash basin and WC with slate flooring



## Landing

With windows to the front, doors lead off to:

**Dressing Room** 3.39 x 1.75m (approx 11'1 x 5'8)

With fitted wardrobes and doors off into:

**Master Bedroom** 5.32 x 4.06m (approx 17'5 x 13'3)

A stunning master suite having windows to two sides, vaulted ceiling with exposed beams and exposed brickwork

**Bathroom** 3.35 x 1.81m (approx 10'11 x 5'11)

Fitted with twin wash basins set to an oak base, WC and claw foot bathtub, having wooden panelling to splash backs and oak flooring

**Bedroom Two** 5.46 x 3.59m (approx 17'11 x 11'9)

With dual aspect windows, exposed beams and oak flooring. Door to:

**En Suite** 3.3 x 1.3, 0.77m (approx 10'9 x 4'3, 2'6)

Fitted with a contemporary suite having wash basin, low level WC and shower cubicle, with half tiling to walls, tiled flooring, chrome heated towel rail and a skylight

**Bedroom Three** 3.38 x 3.12m (approx 11'1 x 10'2)

Fitted with a range of wardrobes and having oak flooring and a window to the rear. door to:

**En Suite** 1.55 x 1.17m (approx 5'0 x 3'10)

Comprising pedestal wash basin, WC and double shower cubicle, with tiled wall and oak flooring

**Bedroom Four** 3.81 x 1.96m (approx 12'5 x 6'5)

Having window to the front aspect



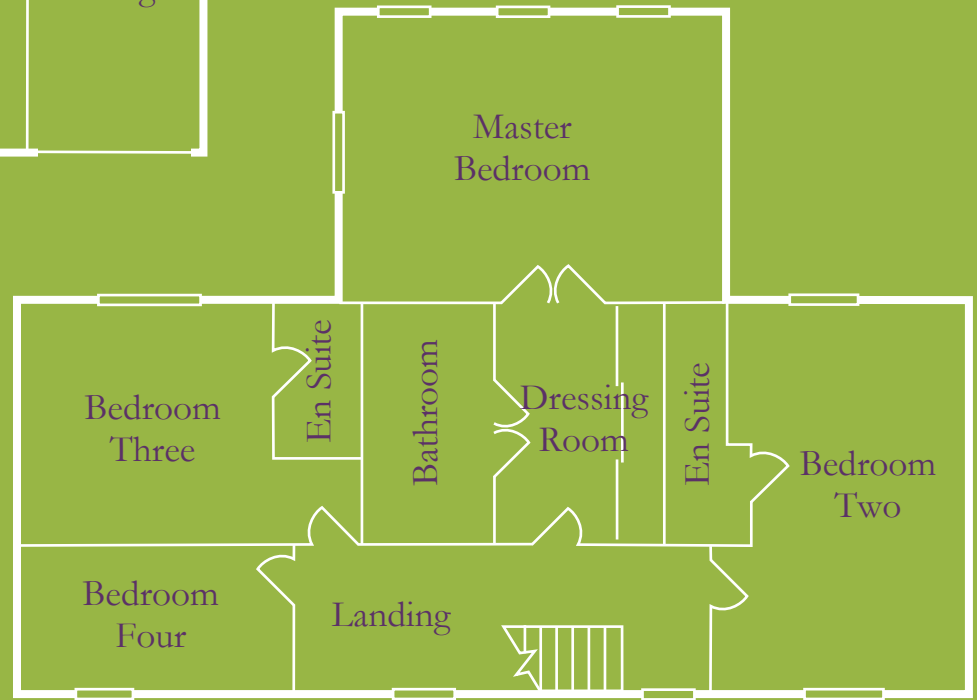
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(61-80) <b>C</b>			(61-80) <b>C</b>		
(51-60) <b>D</b>	65	67	(51-60) <b>D</b>	58	59
(31-50) <b>E</b>			(31-50) <b>E</b>		
(21-30) <b>F</b>			(21-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







Ground Floor



First Floor



### Outside

To the front aspect is off street parking for two vehicles to the tarmac driveway, having landscaped gardens to the side and a pathway leading to the front door. There is also access into the **Single Garage**

### Gardens

The rear gardens are of a generous size, having a paved patio next to the house with steps leading down to the shaped lawns edged. There is a further paved terrace providing a further space for outdoor entertaining

### Directional Note

From the T junction in Yoxall, turn right (signposted Ashbourne) onto the A515 and continue straight into A515. Follow the A515 for 4 miles and turn left at the crossroads into Newborough along the B5234. Continue through Newborough for 4 miles to Abbots Bromley and Ashbrook Lane. At the T junction at the top of Ashbrook Lane, turn left onto Lichfield Road and continue through this firs chicane. Shortly before the second chicane, turn right into the development and Thyme House will be first on your left hand side

**General note:** 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.

**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.

**Consumer Protection Regulations:** 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.