



Norman Villa, High Street, Abbots Bromley, WS15 3BN

A beautifully presented detached Georgian home in the heart of Abbots Bromley, benefitting from versatile and spacious interiors, up to six excellent bedrooms and a generous and secure gated plot. Occupying a prominent position on High Street, Norman Villa showcases original features dating back to 1830 and has been sympathetically renovated in recent years. The property retains from a wealth of character and charm including exposed beams, reconditioned and draught-proofed sash windows to the front and the original ironwork enclosing the fore

gardens. Norman Villa also enjoys a number of modernisations including rewiring throughout, a recently refitted boiler and pressurised heating system installed along with new plumbing and Victorian style cast radiators, treated timbers and Cat 5 network cabling servicing all rooms. There are three reception rooms in addition to a most impressive family dining kitchen to the ground floor, with up to six excellent bedrooms serviced by three bathrooms over the first and second floors. Outside, the recently replaced electric gates lead to a

sweeping driveway and landscaped grounds offering ample parking and a detached double garage with workshop. Norman Villa presents an individual home steeped in history and charm, with all the practicalities needed for a modern day family home.

The historic village of Abbots Bromley, famed for its annual pagan Horn Dance Festival, lies within a conservation area amidst stunning Staffordshire scenery. This sought after village is home to an excellent range of amenities including traditional

pubs, boutique shops, a doctors and a popular Butchers, and located within the village are the highly regarded Richard Clarke First School and the Abbots Bromley School. Further facilities can be found in the Cathedral City of Lichfield where there is a shopping centre, restaurants and Beacon Park, an area of 70 acres of beautiful parkland. There are good road links into Lichfield, Uttoxeter, Rugeley and Burton with the A38 and A50 a short drive away. There is also a regular public bus route through the village allowing for access to nearby areas.

- Imposing Detached Georgian Home
- Stunning Extended, Renovated & Upgraded Interiors
- Three Reception Rooms
- Impressive Open Plan Dining Kitchen
- Master Bedroom with En Suite
- Guest Bedroom with Walk in Wardrobes
- Four Further Bedrooms
- Bathroom with Wet Room Shower & Modern Shower Room
- Lower Ground Floor Cellar
- Stunning Gardens with Views to Rear
- Recently Replaced Gated Entrance & Ample Parking
- Detached Double Garage & Workshop
- Extended, Rewired & Replumbed
- Cat 5 Network Cabling Throughout

Reception Hall

A feature staircase rises to the first floor and the original entrance door leads to the front aspect. The hall benefits from Hopton Wood natural limestone flooring, a unique stone used in many properties sourced independently from rural Derbyshire. Doors lead off into:

Drawing Room 4.59 x 4.30m (approx 15'00" x 14'01")

A beautifully presented formal reception room having window to the front, solid oak flooring and plaster detailing. A traditional Chesneys log burning stove is set to a brick hearth with original Hopton Wood stone surround



Sitting Room 4.64 x 4.57m (approx 15'02" x 15'00")

A further immaculately presented reception room having window to the front aspect, solid oak flooring, plaster detailing and recessed with feature lighting. There is an open fireplace with decorative mantle, original hearth and original inlay

Stunning Open Plan Family Dining Kitchen

max 8.10 x max 6.80 min 4.57m (approx max 26'07" x max 22'02" min 14'11")

This impressive addition to Norman Villa is fitted with a comprehensive range of Neptune wall and base units having quality granite work surfaces and upstands over, housing inset double Belfast sink, integral dishwasher and a gas fired digitally

controlled Aga with AIMS programming system. There is an ample space for a dining table and chairs and a complementary island unit provides a breakfast bar, fitted wine rack and further storage. The kitchen benefits from a stunning Orangery style roof light with self cleaning glass panels, windows to the rear, double doors to the side, under floor heating and Hopton Wood natural limestone flooring. Opening through to:

Family Room 4.17 x 4.09m (approx 13'08" x 13'05")

Originally the kitchen, this additional reception room enjoys character features including exposed beams and a feature brickwork open fireplace with fitted chimney fan. Having

limestone flooring, under floor heating and doors to a useful storage cupboard and into:

Laundry Room 4.11 x 3.22m (approx 13'05" x 10'06")

Fitted with wall and base units having complementary butcher block worktops over, inset ceramic sink with side drainer, space for an American style fridge freezer and integral appliances including washing machine and tumble dryer. Having Hopton Wood limestone flooring, window and door to the rear, skylight and door into the walk in **Pantry**, having power, lighting and fitted shelving

Study 3.43 x 3.18m (approx 11'02" x 10'05")

Originally the dairy, this room benefits from double doors opening out to the rear terrace, fitted shelving, underfloor heating and limestone flooring

Cloakroom

Comprising fitted wash basin, low level WC, painted wooden panelling and limestone flooring

Cellar 4.44 x 3.91m (approx 14'06" x 12'10")

A door leads off the kitchen to brick steps leading down to the lower ground floor cellar, having power, lighting and currently used as storage. Housing the wall mounted Worcester boiler and two Gledhill pressurised water tanks





Landing

A galleried style landing featuring the original oak banister, having window to the front aspect, under stairs storage, stairs rising to the second floor and doors off into:

Master Bedroom 4.74 x 4.44m (approx 15'06" x 14'06")

A spacious principal bedroom having window to the front, exposed beams and a period style fire grate. Door into:

En Suite 2.68 x 1.45m (approx 8'09" x 4'08")

Comprising a Villeroy and Boch suite having wash basin set to vanity unit, low level WC and walk in shower, with an obscured window to the side aspect, heated towel radiator, tiled floor and tiling to splash backs

Bedroom Two 4.74 x 3.89m (approx 15'06" x 12'09")

A further good sized double bedroom having window to the front, exposed beams, a period style fire grate with quarry tiled hearth and doors into two walk in wardrobes with radiators

Bedroom Five/Nursery 4.27 x 3.80m (approx 14'00" x 12'05")

Enjoying much character, this room presents a further double bedrooms or ideal nursery, having exposed beams, under eaves storage and windows to two sides

Bedroom Six/Dressing Room/Study 3.14 x 2.09m (approx 10'03" x 6'10")

Having window to the front

Family Bathroom 4.10 x max 3.35 min 1.79m (approx 13'04" x max 10'11" min 5'10")

A traditional suite comprising Neptune marble topped vanity unit with twin wash basins, low level WC, wet room style shower and a cast iron roll top bathtub, having windows to the rear, tiling to floor and a heated towel radiator

Second Floor Landing

This room has been fully refurbished with water and electricity installed by the current vendors. A window to the rear overlooks the garden and skylights provide the landing with plenty of natural light. Having exposed beams reclaimed from ships and doors off into:

Bedroom Three 4.62 x 4.50m (approx 16'04" x 15'01")

A further excellent sized double room having feature exposed brickwork chimney breast, exposed beams, window to the front and skylights with electronic blackout blinds

Bedroom Four 4.58 x 4.40m (approx 15'00" x 14'05")

Having a window to the front, skylights with electronic blackout blinds, exposed beams and a period style fire grate with brickwork surround

Shower Room 2.18 x 2.05m (approx 7'02" x 6'08")

Comprised of a modern suite having wash basin set to oak topped vanity unit, low level WC and a double shower, with tiled flooring, window to the front with shutters, a heated towel radiator and exposed beams





Outside

Set at a slightly elevated position beyond the original wrought iron fencing, stone steps rise to the front door where well tended lawns and laid to either side. Electronic gates allow for vehicular access to the tarmac driveway, rising to the top of the plot and allowing for ample parking to the fore of:

Double Garage 5.47 x 5.38m (approx 17'07" x 17'11")

With power, lighting, water points and electric up and over door to the front. To the exterior of the garage is a log store

Workshop 3.55 x 2.76m (approx 11'07" x 9'00")

With power, lighting, window to the side, door to the front and further internal door into the **Double Garage**

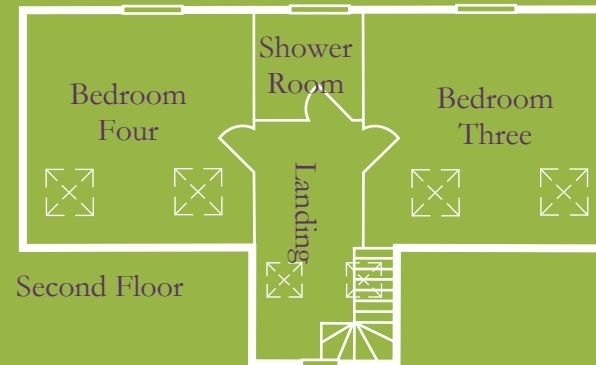
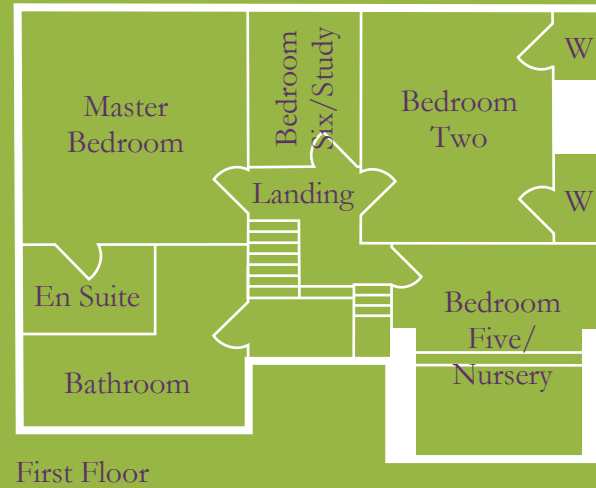
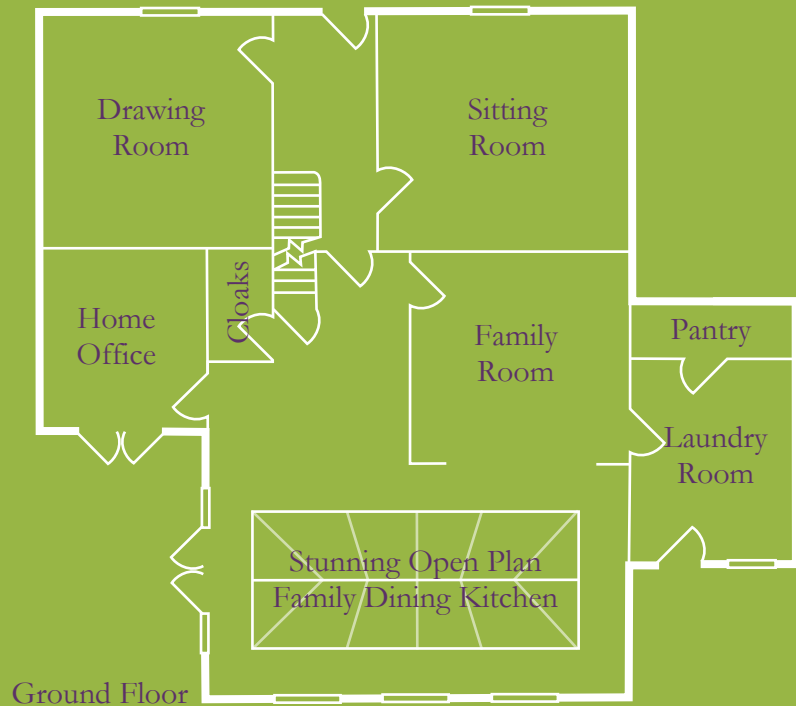
Landscaped Gardens

The rear gardens are mainly laid to a well tended lawn being fully enclosed to all sides and enjoying views to the rear aspect. A landscaped and walled 'Secret Garden' provides a secluded area for outdoor entertaining stocked with Buxus hedges, evergreen shrubs, alliums, lilies and roses. There are a number of fruit trees including plum, apple, cherry and damson. There is a potting area and a garden shed which is included in the sale

Directional Note

From the Barton under Needwood direction, continue north on the B5013 towards Yoxall. At the T junction, turn right (signposted Ashbourne) onto the A515 and continue straight, through Yoxall and over (first exit) at the small roundabout. Follow the A515 straight through Newchurch. At the crossroads after Newchurch, turn left before climbing Draycott Cliff and follow the signs to Newborough along the B5234. Continue straight through Newborough on the B5234 until you come to Abbots Bromley and Ashbrook Lane. At the T junction, turn right at the signpost for Uttoxeter and drive through the village along the B5014. Shortly after Abbots Bromley School the property will be on your right 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.