



Clover Grass, The Old Rectory, Admaston, WS15 3NL

Set within a prestigious manor house amidst idyllic countryside is Clover Grass, an elegant townhouse offering versatile and immaculately presented interiors, three bedrooms and private south facing gardens. Enjoying an idyllic setting overlooking panoramic rural views towards Cannock Chase, this individual character home offers generously proportioned interiors comprising reception hall, two reception rooms, dining kitchen and cloakroom to the ground floor, with three double bedrooms all having fitted wardrobes to the first floor serviced by a family bathroom. Outside, the property enjoys a most picturesque approach through parkland and woodland past Blithfield Church. There is a double garage within a communal courtyard as well as allocated parking and beautifully tended south facing gardens are laid to the rear being laid to a paved terrace and lawns, all overlooking stunning open views.

The Old Rectory is an attractive development of homes set within the three acres of the Blithfield Hall Estate. This historic location is home to a collection of beautifully converted and restored homes and is renowned for its peaceful setting and impressive Georgian exterior. Abbots Bromley lies a few minutes' drive from the property and is home to an array of amenities including shops, pubs and a butchers, with more comprehensive shopping facilities easily reached in the market town of Rugeley and the Cathedral City of Lichfield. For those seeking leisure pursuits there is fly fishing at the reservoir, a sailing school and club at Abbots Bromley and conveniently located golf courses include The Manor, Ingestre Park and Uttoxeter Golf Club. Cannock Chase is also within an easy drive. The property is well places for access to the A50, M1, M6 and M42 and direct rail links from Lichfield give access to Birmingham and London (in 80 mins).



- Beautifully Presented Townhouse
- Traditional Features Throughout
- Regal Setting within Historic Estate
- Idyllic Setting with Open Views
- Two Spacious Reception Rooms
- L Shaped Dining Kitchen
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Double Garage & Parking
- Further Visitors Parking
- Secluded & Peaceful Setting within Parkland & Woodland

The character arched front door opens into:

Reception Hall

Having oak flooring, intricate plasterwork to the coving and doors leading into:

Sitting Room 4.96 x 4.03m (approx. 16'3 x 13'2)

A spacious reception room having sash windows to two sides, feature wall panelling and an electric fireplace. A wide spiral staircase rises to the first floor landing

Dining Kitchen 4.98 x 4.22m (approx. 16'4 x 13'10)

A good sized L shaped dining kitchen fitted with a range of wall and base units housing an inset sink with side drainer and a range of integral appliances including dishwasher, fridge freezer, electric hob, oven and washer/dryer. There is a sash window to the front aspect and the kitchen has a spacious dining area and Karndean flooring throughout. A feature stained glass window opens into:

Garden Room 4.19 x 4.11m (approx. 13'9 x 13'5)

A versatile reception room having arched double doors out to the rear, an impressive Orangery skylight and a period fireplace with tiled inlay

Cloakroom

Fitted with vanity wash basin and WC, with oak flooring and intricate coving





A wide spiral staircase rises to the **First Floor Landing**, where there are windows to the front aspect and doors opening into:

Master Bedroom 3.88 x 3.67m (approx. 12'8 x 12'0)
A spacious principal bedroom having three double fitted wardrobes and twin sash windows to the rear

aspect overlooking the gardens and views beyond

Bedroom Two 3.31 x 3.23m (approx. 10'10 x 10'7)
Another good sized double bedroom having a fitted wardrobe, an **Airing Cupboard** housing the hot water cylinder and a sash window to the rear



Bedroom Three 3.26 x 2.89m (approx. 10'8 x 9'5)
A third spacious double room having sash window to the rear and fitted wardrobes

over, having oak flooring and a sash window with shutters to the front

Bathroom 2.15 x 2.02m (approx. 7'0 x 6'7)
Comprising a traditional suite having pedestal wash basin, WC and bathtub with shower unit





Outside

From Lea Lane, a private drive through idyllic countryside leads towards The Old Rectory, enjoying views over the Blithfield Reservoir. The drive leads past Blithfield Church and into another drive where there is allocated visitors parking amidst peaceful woodland. A shared courtyard houses a **Double Garage** belonging to the property and there is a further parking space to the front of the property

South Facing Gardens

The private rear gardens extend to a generous size and are accessed via double doors from the **Garden Room** and also via a side gate and passageway. There is an elevated terrace with steps leading down to lawns and the garden enjoys a most beautiful outlook over the surrounding countryside



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.