



Grange House, Bromley Wood, Abbots Bromley, WS15 3AL



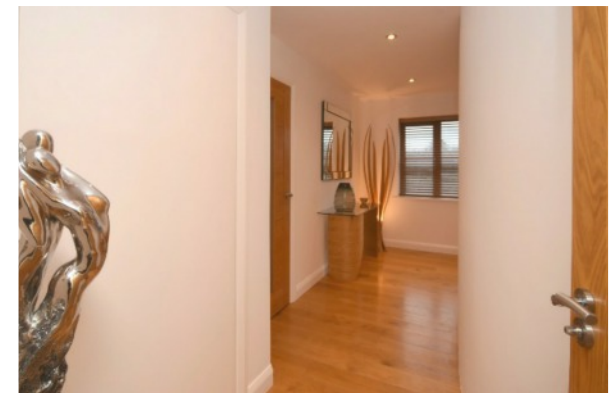
Set in the premier hamlet of Bromley Wood is Grange House, an immaculate detached country home benefitting from contemporary open plan interiors, five good sized bedrooms and south facing gardens. Having been fully refurbished and extended around 10 years ago, this individual country home overlooks panoramic rural views and has been finished to an exceptional standard throughout, with a bespoke designed kitchen, Porcelanosa bathroom suites, oak doors throughout and under floor heating to both the ground and first floors with individually programmable Heatmiser controls. The interiors to this immaculate home comprise briefly reception hall with feature sweeping staircase, two reception rooms plus versatile games room, impressive open plan kitchen with dining and

family rooms, utility and cloakroom to the ground floor, with five generous bedrooms to the first floor. The first three bedrooms enjoy private en suite facilities and a luxury family bathroom services the additional two. Outside, there is ample parking and a large double garage to the front, with south facing gardens extending to the rear of the property, having an elevated terrace overlooking the idyllic surrounding views.

The rural hamlet of Bromley Wood lies a short distance from the historic village of Abbots Bromley, enjoying both a scenic location and convenient access to nearby facilities. Famed for its annual Horn Dance, Abbots Bromley offers a good selection of amenities including general store, primary school, doctors

traditional pubs, church and village hall. 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 Smallwood Manor, 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 Alleyne's High School. 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 the International Airports of Birmingham and East Midlands are both within an easy drive.

- Executive Detached Country Home
- Superb Specification & Contemporary Finish Throughout
- Open Plan Dining & Living Kitchen
- Two Spacious Reception Rooms
- Games Room/Sitting Room
- Utility & Cloakroom
- Four Double Bedrooms
- Fifth Bedroom/Dressing Room
- Three En Suites
- Luxury Family Bathroom
- South Facing Gardens
- Large Double Garage
- Gated Entrance to Ample Parking
- Double Glazed Windows
- LPG Gas Under Floor Heating to Ground & First Floors



Reception Hall 5.81 x 4.92m (approx. 19'0 x 16'1)

An oak framed gable porch opens into this impressive hallway, having engineered oak flooring, a feature staircase rising to the first floor and a window to the front. Doors open to discreet storage cupboard and further oak doors open into:

Study 3.41 x 3.29m (approx. 11'2 x 10'9)

Ideal as a home office or formal dining room, having window to the front and engineered oak flooring

Lounge 4.69 x 4.44m (approx. 15'4 x 14'6)

A spacious reception room having widows to two sides enjoying rural views, a contemporary recessed gas fireplace and engineered oak flooring

Impressive Family Dining & Living Kitchen 11.6 x 4.61m (approx. 38'0 x 15'1)

A stunning family space formed by a high quality kitchen with integral appliances, dining area and family room. The bespoke Junction 2 Interiors **Kitchen** has been bespoke designed and comprises a range of contrasting wall and base units with quartz worktops over, housing inset Blanco one and a half sink and a range of Miele appliances including dishwasher, larder fridge, larder freezer, oven, steam oven, microwave, two warming drawers and induction hob with recessed Best extractor hood above. The worktops extend to one side to create a breakfast bar and there is a window to the side. Tiled flooring extends into the **Dining Area** where double doors open out to the rear garden. The **Family Room** also features bifold doors out to the gardens and a window to the side enjoys open views. A door from the **Kitchen** opens open:

Utility 2.74 x 2.66m (approx. 8'11 x 8'8)

Fitted with wall and base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring, a door out to the rear and a further door into the **Double Garage**

Cloakroom

Comprising a contemporary Porcelanosa suite having wall hung WC and fitted stone wash basin with waterfall tap, having tiled flooring and tiled walls

Games Room 6.86 x 3.57m (approx. 22'5 x 11'8)

A door from the **Reception Hall** opens to stairs which rise to this versatile space, ideal as a games room, second sitting room or occasional bedroom, having three skylights





Stairs rise to the **First Floor Landing** where there are doors opening into:

Master Suite 4.69 x 4.55m (approx. 15'4 x 14'11)
A spacious principal bedroom having windows to two sides enjoying rural views and a range of fitted wardrobes. An obscured door opens into:

En Suite Bathroom 4.68 x 2.31m (approx. 15'4 x 7'6)

Fitted with a contemporary Porcelanosa suite having vanity wash basin, wall hung WC, double ended bathtub with freestanding tap and shower attachment and a large level access walk in shower with rainfall shower, with tiled flooring, tiled walls, a heated towel rail and a window to the rear

Bedroom Two 4.15 x 3.63m (approx. 13'7 x 11'10)
Another double room having window to the rear and private use of:

En Suite 2.13 x 1.35m (approx. 6'11 x 4'5)

Comprising a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, fitted lit vanity mirror and a chrome heated towel rail

Bedroom Three 3.24 x 3.2m (approx. 10'7 x 10'5)

A good sized double room having windows to the front enjoying open views, a dressing area and a door into:

En Suite 1.95 x 1.43m (approx. 6'4 x 4'8)

Fitted with a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, fitted lit vanity mirror and a chrome heated towel rail

Bedroom Four 4.0 x 3.12m (approx. 13'1 x 10'2)

A fourth double room having window to the rear aspect

Bedroom Five 3.24 x 3.1m (approx. 10'7 x 10'1)

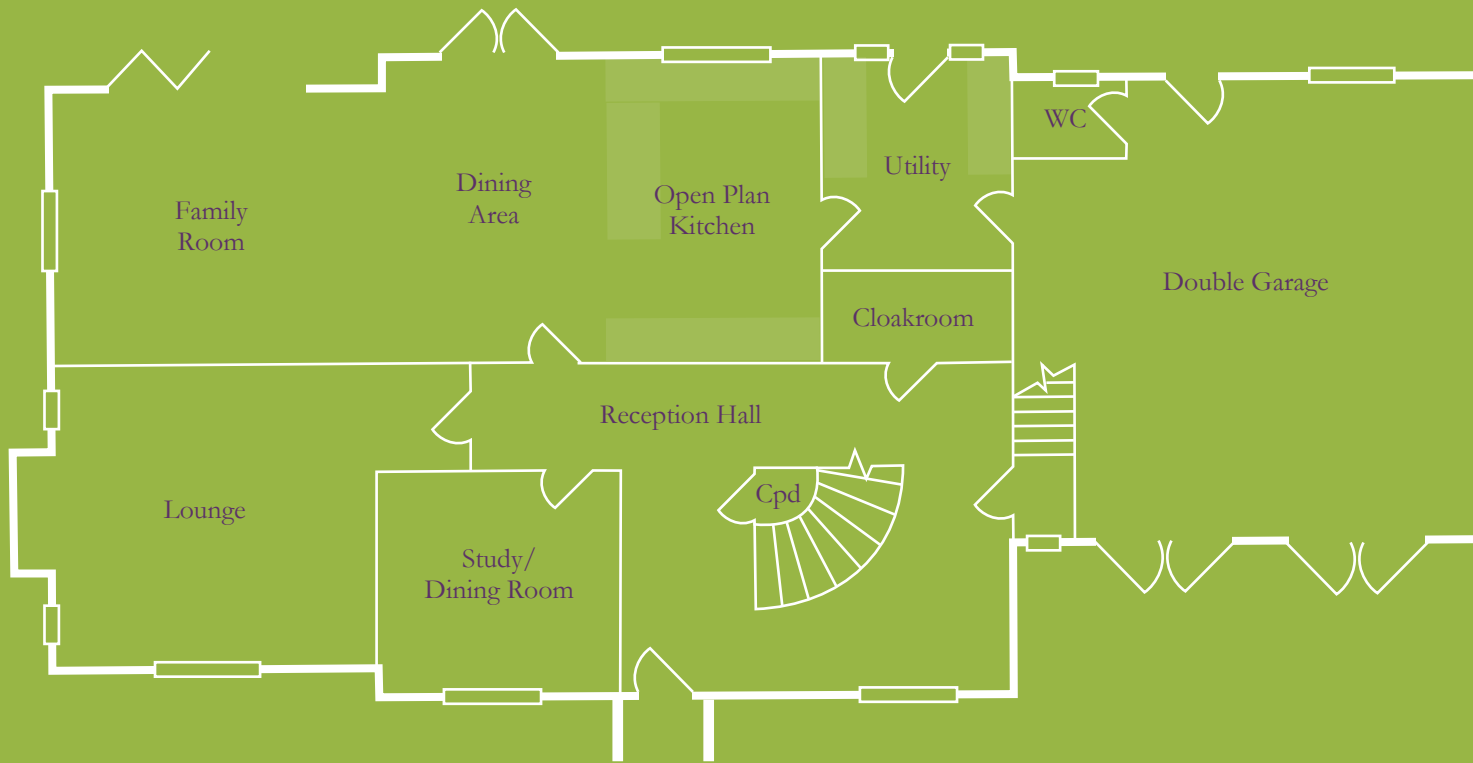
Currently used as a dressing room but ideal as a fifth bedroom, having window to the front enjoying rural views

Luxury Bathroom 3.63 x 2.18m (approx. 11'10 x 7'1)

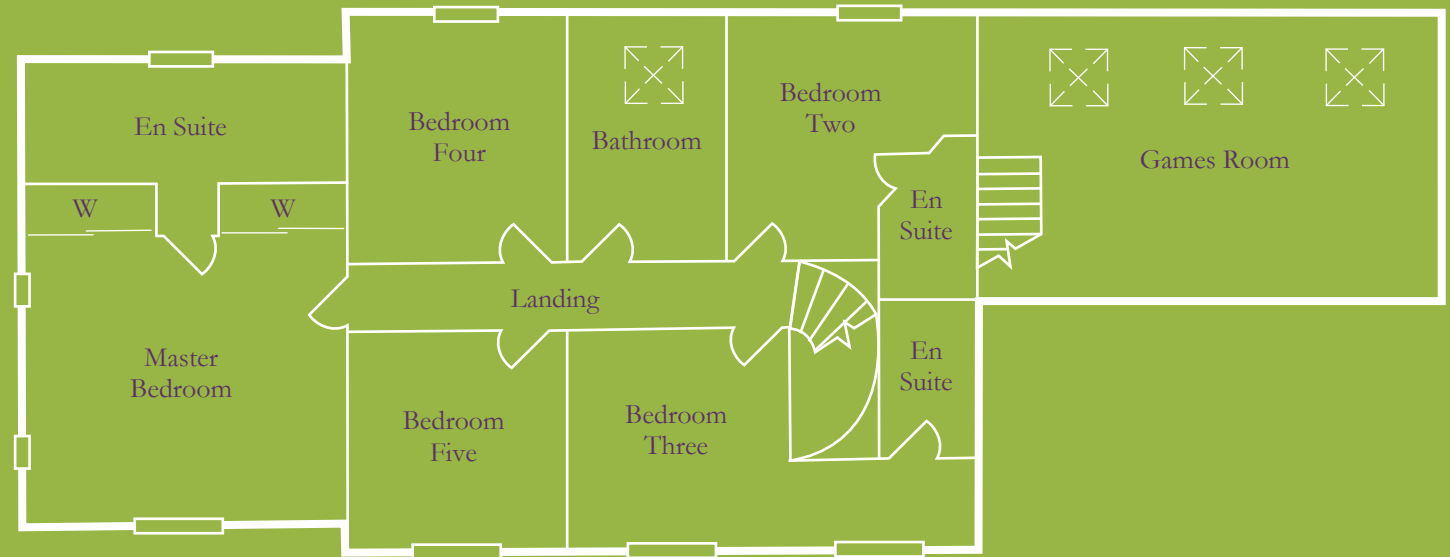
Fitted with a contemporary Porcelanosa four piece suite comprising wash basin set to vanity unit, wall hung WC, double ended bathtub with shower attachment and level access walk in shower, with tiled flooring, tiled walls, a skylight and a chrome heated towel rail







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		





Outside

Grange House is set beyond a gated entrance leading into a tarmac driveway where there is parking for a number of vehicles as well as access into the garage. Mature hedges provide screening to the front aspect and lawned gardens extend to the side and into the rear garden

Double Garage 7.12 x 5.27m (approx. 23'4 x 17'3)

With twin up and over entrance doors (one electric, one manual), this spacious garage provides twin bay parking and storage space to the rear where there are doors out to the rear garden, into a useful **Gardeners WC** and into a cupboard housing the hot water cylinder

South Facing Garden

Enjoying a good degree of privacy, the rear garden is laid to a deck terrace with inset lighting, well tended lawns and walled boundaries with raised flower beds. The garden is bordered to one side by farmland and features power sockets, water point and exterior lighting, and low hedges to one side allow for the idyllic views to be appreciated



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.