



Cresta, Shute Hill, Chorley, Lichfield, WS13 8DB

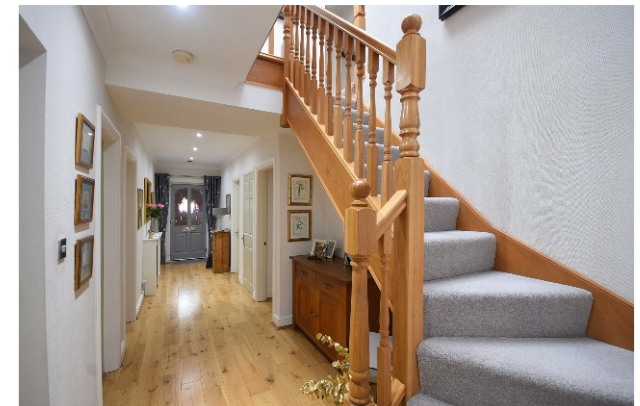
Enjoying an idyllic position in the rural village of Chorley is Cresta, a beautifully presented traditional detached home benefitting from oversized family accommodation, four double bedrooms plus study/fifth bedroom and a generous garden plot. Overlooking rolling Staffordshire countryside and an open aspect to the rear, this individual village home has been extended and refurbished over the years to create versatile and spacious living accommodation complimented by generous bedrooms arranged over two floors. The layout is ideal to suit a growing family or those with a requirement for ground floor bedroom space. The interiors comprise briefly porch, reception hall, three reception rooms, breakfast kitchen utility and cloakroom to the

ground floor, with five bedrooms arranged over the ground and first floors. To the first floor are three double bedrooms and a family bathroom, with the luxurious master enjoying a private en suite, walk in wardrobe and Juliette balcony with rural views, and a further en suite bedroom and fifth bedroom/home office lie to the ground floor. Outside, a sweeping driveway provides parking and turning space for a number of vehicles as well as access into the garage, and beautifully tended gardens extend to a generous size to the rear. The overall floor area of this immaculate home extends to 245m²/2637ft².

Part of the parish of Farewell, the rural community of Chorley lies around three miles

from the Cathedral City of Lichfield, nestled within rolling Staffordshire countryside. The village itself is home to the Malt Shovel, a popular pub and restaurant, with further amenities available in Lichfield where there are an array of shops, restaurants, pubs and other leisure facilities including Beacon Park, an area of 70 or so acres of formal gardens, parkland and playing fields. The Lichfield Golf and Country Club is also short drive away hosting a members' only gym and 27 hole golf course. Cresta is well placed for access to the A38, A515 and M6 toll, with the closest train stations in Lichfield providing direct links to Birmingham and London. The International airports of Birmingham, East Midlands and Manchester are also within an easy drive.

- Traditional Detached Village Home
- Idyllic Rural Location with Open Views
- Deceptively Spacious Accommodation
- Three Generous Reception Rooms
- Open Plan Breakfast Kitchen
- Utility & Cloakroom
- Four Oversized Double Bedrooms
- Master En Suite, Dressing Room & Juliette Balcony
- Guest Dressing Room & En Suite
- Family Bathroom & Fifth Bedroom/Study
- Beautifully Tended Rear Gardens
- Ample Parking & Large Garage
- Open Aspect to Front & Rear
- LPG Gas CH & Double Glazing
- Well Placed for Amenities, Commuter Routes & Rail Travel



A feature arched door opens into the **Porch** which in turn leads to the **Reception Hall**. Extending towards the rear of the property, this wide hallway has doors off into the reception rooms and to a cloakroom cupboard, and an oak staircase rises to the first floor with an Orangery skylight providing natural light from above. Engineered oak flooring extends throughout much of the ground floor

Lounge 5.56 x 2.62m (approx. 18'3 x 11'11)

An immaculately presented living room having window to the side, a bay window to the front enjoying an open aspect and a wood burning stove set to granite hearth

Dining Room 5.69 x 3.94m (approx. 18'8 x 12'11)

Ideal as a formal dining room, having feature period fireplace, a bay window to the front aspect and double doors opening into:

Open Plan Breakfast Kitchen 6.24 x 5.28m (approx. 20'6 x 17'4)

A versatile space having a reclaimed brickwork fireplace housing a wood burning stove as the focal point. The kitchen comprises a range of wall and base units with granite worktops over housing an inset sink with side drainer, a recess housing a Stoves range cooker which is included in the sale, an integral dishwasher and an integral fridge. There is a window to the rear and the kitchen opens into a breakfast area where double doors open into the dining room and:

Family Room 4.65 x 4.33m (approx. 15'3 x 14'2)

Another well presented and spacious reception room ideal as a teenagers' lounge or playroom, having windows to two sides and double doors out to the rear terrace and gardens

Utility 1.74 x 1.63m (approx. 5'9 x 5'4)

Fitted with wall and base units housing spaces for a washing machine and tumble dryer. A door out to the side aspect

Cloakroom

Comprising wash basin set to vanity unit and WC, with an obscured window to the side





An oak galleried staircase rises to the **First Floor Landing** where an orangery style skylight provides plenty of natural light and doors open into:

Master Bedroom 5.53 x 4.37m (approx. 18'2 x 14'4)
Enjoying an idyllic outlook over the rear garden, this stunning bedroom suite benefits from a **Walk in Wardrobe** 1.9 x 1.75m (approx. 6'3 x 5'9), a modern **En Suite Bathroom** and a range of fitted wardrobes and storage. There is a window to the rear, a skylight and double doors opening to a charming Juliette balcony

En Suite Bathroom 2.6 x 1.75m (approx. 8'6 x 5'9)
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower attachment, having tiled walls, a skylight and a chrome heated towel rail

Bedroom Three 5.31 x 3.83m (approx. 17'5 x 12'7)
A large double bedroom having window to the front enjoying open rural views, a skylight, a range of fitted bedroom furniture including wardrobes and a dressing table, eaves storage and a door to a useful **Cloakroom** which has another skylight and is fitted with pedestal wash basin, WC and a chrome heated towel rail

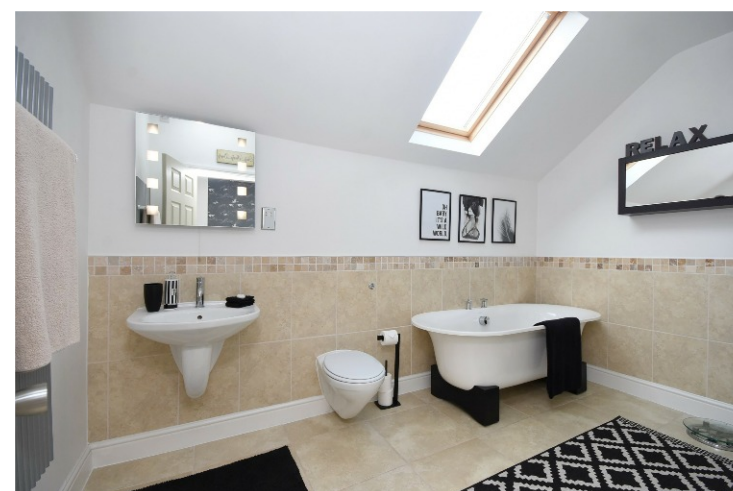
Bedroom Four 5.2 x 3.62m (approx. 17'1 x 11'11)
With a window to the front aspect, eaves storage

Luxury Bathroom 3.65 x 3.17m (approx. 12'0 x 10'5)
Fitted with a modern suite comprising wash basin with vanity mirror above, WC, double ended bathtub and oversized walk-in shower, with tiled flooring, tiled splash backs and a skylight

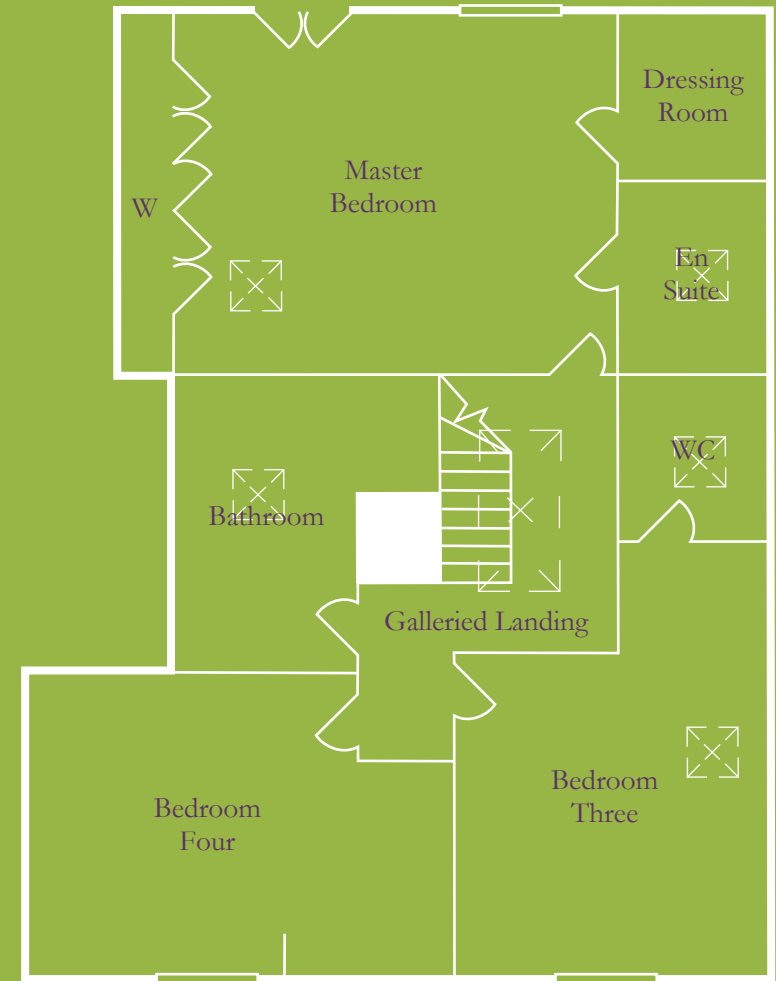
Bedroom Two 4.65 x 3.62m (approx. 15'3 x 11'11)
Another superb double bedroom having window to the rear and a useful **Dressing Room** with fitted wardrobes. With private use of:

En Suite 1.67 x 1.6m (approx. 5'6 x 5'3)
Comprising pedestal wash basin, WC and shower, with tiled splash backs, a chrome heated towel rail and an obscured window to the rear

Bedroom Five/Study 3.62 x 2.19m (approx. 11'11 x 7'2)
Ideal as a single bedroom or home office, having window to the side aspect









Outside

Cresta lies in the tranquil rural community of Chorley, a sought after village set just minutes' drive from local amenities including the city centre of Lichfield. A sweeping walled driveway rises from the lane to provide parking and turning space for a number of vehicles and there are neatly maintained gardens to one side. Gated access leads to the rear aspect and to the opposite side a door opens to a useful lean to which provides covered storage space and a wood store

Garage 5.69 x 3.0m (approx. 18'8" x 9'10")

Having up and over entrance doors, power and lighting. There is space for appliances to one end and a fire door gives direct access into the kitchen

Gardens

Extending to a generous size and enjoying an open aspect, the rear garden has been beautifully maintained by the current vendors. A block paved terrace next to the house leads onto shaped lawns edges with well stocked borders and there are two garden sheds to the top of the garden which are included in the sale



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

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.