



Chesterton House, Bagot Street, Abbots Bromley, WS15 3DB

Set in the heart of desirable Abbots Bromley is Chesterton House, an elegant detached Georgian townhouse benefitting from recently refurbished interiors, four double bedrooms and stunning mature gardens. Showcasing beautifully retained features throughout, this individual Grade II Listed village residence offers deceptively spacious interiors which have recently been upgraded to include new engineered oak flooring and carpets, refitted bathrooms and a refitted kitchen. The interiors comprise briefly dining room, sitting room with wood burning fireplace, refitted breakfast kitchen and boot room to the ground floor, with a lower ground floor cellar providing useful storage space and potential for

conversion into a playroom or home office. To the first floor are two spacious double bedrooms, family bathroom and a useful utility room, and the second floor offers two further double bedrooms and a shower room. A side gate gives access to the rear where an established rear garden extends to a generous size, having a paved terrace providing a secluded outdoor seating area. Chesterton House is serviced by mains gas central heating and double glazed sash windows.

Chesterton House is set in the heart of Abbots Bromley, a popular village famed for its annual Horn Dance. The village, having formerly been named as one of the Top 12

Places to Live in the Midlands by the Sunday Times, offers an excellent array of amenities including traditional pubs, a bistro and cafes, a highly regarded primary school, doctors, a church and a village hall. For leisure pursuits, Blithfield Reservoir lies a short drive away and offers a sailing club, fishing and pleasant walks and the renowned Cannock Chase lies 7 miles away. There are good road links along the A50 and A38 giving access to major commercial centres in the Midlands, regular direct rail links to Birmingham and London can be found in nearby Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are within an easy drive.

- Detached Georgian Townhouse
- Central Village Location
- Wealth of Grade II Listed Character
- Deceptively Spacious & Recently Refurbished Interiors
- Two Reception Rooms
- Refitted Breakfast Kitchen
- Cellar & Home Office/Playroom
- Utility Room
- Four Double Bedrooms
- Refitted Bathroom & Shower Room
- Idyllic Church Views to Front
- Established & Generous Rear Gardens
- Well Placed for Schools, Amenities & Commuter Routes



Traditional stone steps rise to the front door which in turn opens into:

Dining Hall 4.77 x 4.72m (approx. 15'8 x 15'6)

A welcoming entrance into this character property. With exposed beams, two sash windows to the front, staircase ascending to the first floor and a second descending to the lower ground floor. This space has recently fitted engineered oiled oak flooring and an open archway leads through to:

Refitted Breakfast Kitchen 3.64 x 3.64m (approx. 11'11 x 11'11)

Having been recently refurbished to an excellent standard, the kitchen comprises a range of wall and base units with quartz worktops over, housing inset sink with side drainer, recess housing a range cooker and integral appliances including dishwasher and larder fridge. The worktops extend to one side to create a breakfast bar and a door opens to a useful **Pantry** with fitted shelving and ample storage space. The kitchen leads into a **Boot Room** with fitted storage and a stable door out to the side, and engineered oak flooring extends throughout. An interior window and door open into:

Sitting Room 5.12 x 4.72m (approx. 16'10 x 15'6)

Set to the rear of the property, this immaculate reception room extends to a generous size and features a traditional multi-fuel burner inset to slate hearth, oak flooring and double doors opening out to the rear patio and gardens



A staircase descends from the **Dining Hall** leads down to the **Lower Ground Floor**, giving access into:

Home Office/Playroom 4.53 x 3.57m (approx. 14'10 x 11'9)

Ideal for conversion into a playroom, work-from-home space or cinema room. Leading into:

Cellar 3.79 x 2.18m (approx. 12'5 x 7'2)

Another useful storage space, having provisions for appliances and an additional room housing the boiler and a central heating radiator





Stairs rise from the **Dining Hall** lead to the **First Floor Landing**, having a staircase to the second floor, two windows to the side and doors to:

Master Bedroom 5.11 x 4.71m (approx. 16'9" x 15'5")

A stunning principle bedroom having vaulted ceilings, a window to the rear aspect with pleasant garden views and Velux skylights

Bedroom Two 4.85 x 4.49m (approx. 15'11" x 14'9")

Another generous double room having sash windows to the front, a range of fitted wardrobes and an original brickwork fireplace

Family Bathroom

Refitted to an excellent standard, a traditional suite comprises wash basin set to vanity unit having mirror with integral de-mister over, WC, freestanding claw foot bathtub and oversized double shower, with half tiling to walls and a heated towel rail

Utility Room

With a window to the side, this useful utility houses space for a washing machine and tumble dryer

Stairs rise to the **Second Floor Landing** where there are skylights, a fitted airing cupboard and doors off to:

Bedroom Three 5.12 x 4.86m (approx. 16'10" x 15'11")

A spacious bedroom having sash window to the front enjoying a pretty outlook over the village church

Bedroom Four 3.79 x 2.65m (approx. 12'5" x 8'8")

A fourth double bedroom having window to the rear

Shower Room

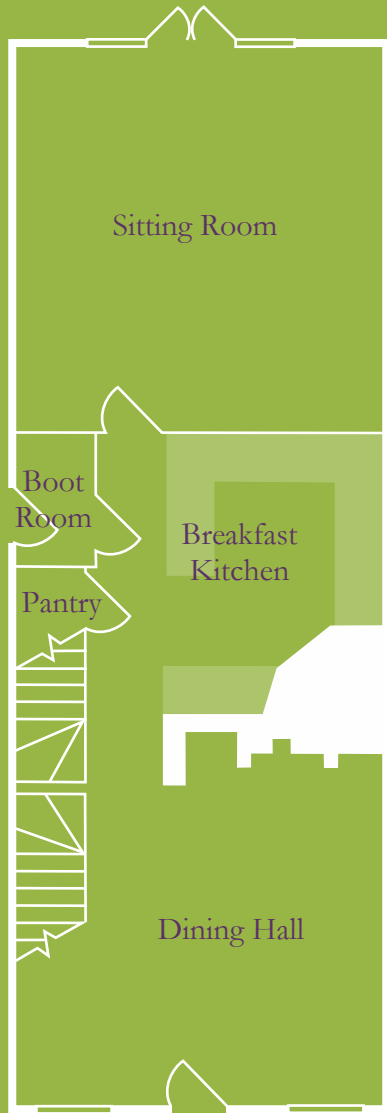
Refitted with a white suite comprising fitted wash basin, WC and corner shower, with tiled splash backs



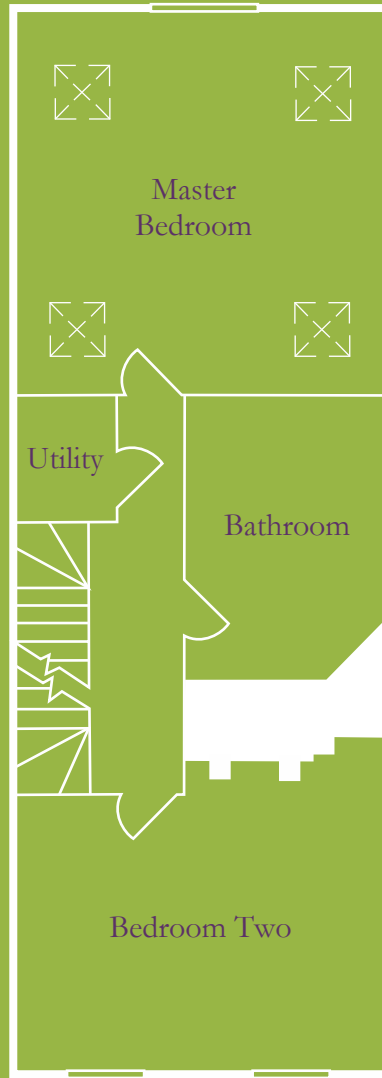




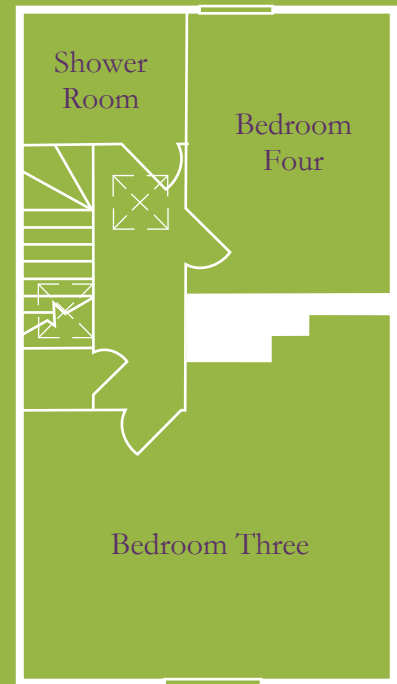
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Outside

Chesterton House lies in the heart of Abbots Bromley, having raised brick edged borders to either side of stone steps rising to the front door. Gated access to the side leads to the rear garden. Please note, there is ample on street parking available directly opposite the property

Established Gardens

To the rear are charming cottage gardens, fronted by a rockery garden and stone steps leading up to an elevated terrace providing a sunny outdoor space for entertaining. The garden is laid lawn with mature borders, trees and foliage to the sides providing privacy. A shed and greenhouse to the top of the garden are included in the sale



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.