



Devon Cottage, Uttoxeter Road, Abbots Bromley, WS15 3EQ

Set in a prime location in the heart of Abbots Bromley is Devon Cottage, a charming character home benefitting from deceptively spacious and versatile interiors, four good sized bedrooms and generous rear gardens. Showcasing versatile extended accommodation and a picturesque frontage, this double fronted cottage is immaculately presented has been recently refurbished to include a new kitchen, refitted family bathroom and landscaping to the garden. The interiors comprise briefly entryway, family room, sitting room and snug, with an open plan dining kitchen extending across the rear featuring a traditional pantry. Off the first floor wrap around galleried landing are four bedrooms (three doubles) serviced by a refitted bathroom, and established cottage gardens extend to the rear enjoying plenty of privacy. Devon Cottage is serviced by mains gas central heating and full double glazing.

Devon Cottage 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, 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.



- Charming Character Cottage
- Desirable Setting in Popular Village
- Wealth of Features & Charm
- Three Spacious Reception Rooms
- Refitted Dining Kitchen with Pantry
- Stunning Galleried Landing
- Four Bedrooms (Three Doubles)
- Refitted Family Bathroom
- Generous Mature Gardens
- Double Glazed & Mains Gas CH
- Central Village Location
- Well Placed for Schools, Amenities & Commuter Routes

Stone steps rise to the front door which opens into an Entryway, which in turn leads into:

**Family Room** 4.04 x 3.91m (approx. 13'3 x 12'10)

A spacious reception room having window to the front with traditional window seat below, period fireplace housing an open fire and oak flooring. This room leads open plan style into:

**Sitting Room** 4.82 x 3.1'8m approx. 15'10 x 10'5)  
Another beautifully presented space having

window to the front, oak flooring and a wood burning stove set to quarry tiled hearth. A door opens to stairs rising to the first floor and there is a fitted storage cupboard

**Snug** 3.16 x 2.26m (approx. 10'4 x 7'5)

A versatile space ideal as a snug or playroom, having traditional panelling and exposed beams with a step rising to:

**Open Plan Dining Kitchen** 5.77 x 2.88m (approx. 18'11 x 9'5)

A beautifully remodelled space comprising a generous dining area and recently refitted kitchen. The **Kitchen** comprises a range of grey wall and base units with complementary granite worktops over, housing inset Belfast sink, recess housing a Smeg cooker (included in the sale) with extractor above, and integral appliances including dishwasher, fridge, freezer and washing machine. A window to the rear overlooks the garden and flagstone flooring extends into the **Dining Area** where there are double doors out to the gardens and an interior window to the stairs. A thumb latch door opens to a useful **Pantry** with ample fitted shelving and storage space





Stairs rise to the wrap around **Galleried Landing**, where there is a useful fitted cupboard, a skylight and doors into:

**Master Bedroom** 4.1 x 3.93m (approx. 13'5 x 12'11)  
A spacious double room having two double fitted wardrobes and a window to the front aspect

**Bedroom Two** 3.35 x 3/2m (approx. 11'0 x 10'6)  
A double room having a window to the front and fitted wardrobes

**Bedroom Three** 3.0 x 2.87m (approx. 9'10 x 9'5)  
A third double bedroom having window to the rear enjoying attractive views over the gardens



**Bedroom Four** 3.01 x 1.9m (approx. 9'11 x 6'3)  
Having window to the rear

**Family Bathroom**  
This large bathroom comprises a traditional suite having Savoy wash basin, WC, double ended bathtub and oversized double shower, with tiled flooring, a skylight, extractor fan and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



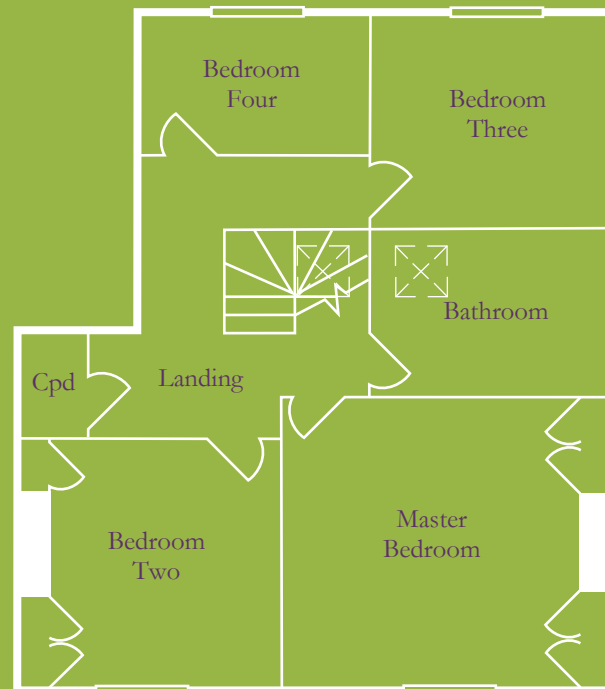
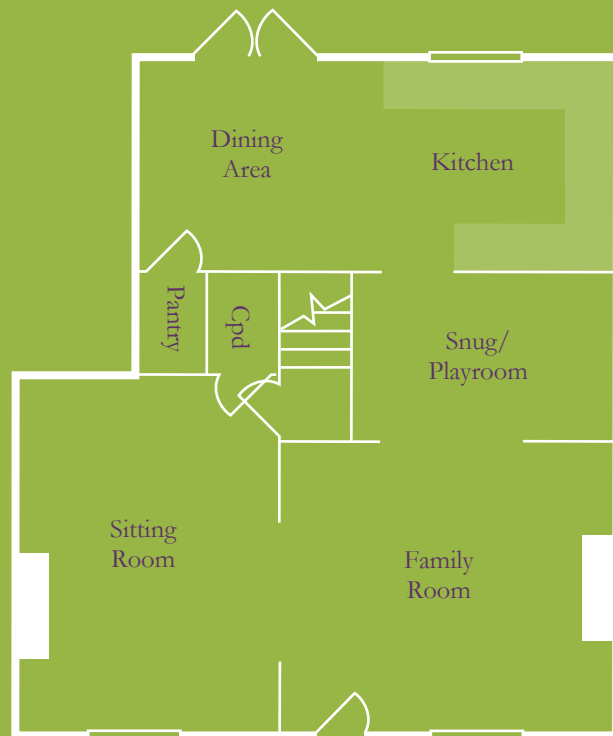


### Outside

To the front, steps rise to the front door with walled borders to either side. The property has a Right of Way over the neighbour's property for wheelie bin access to the rear

### Gardens

A recently landscaped terrace lies to the rear aspect, leading onto shaped lawns which extend to a generous size. Mature foliage to the sides provides plenty and included in the sale are a greenhouse and summer house. The property has on road parking and the neighbour to right has a Right of Way over the rear for wheelie bin access



**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.