



Stoneleigh, Lichfield Road, Abbots Bromley, WS15 3DL



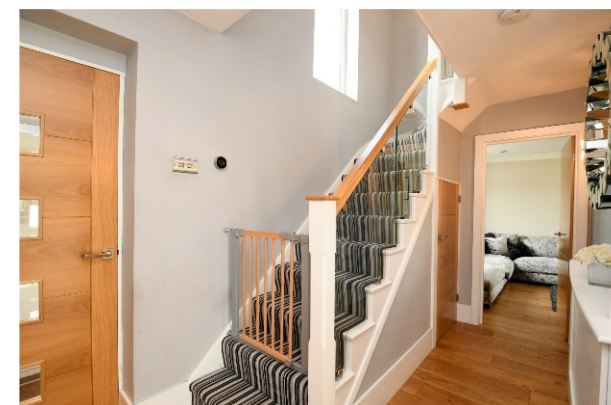
Overlooking dual aspect countryside views on the border of Abbots Bromley is Stoneleigh, an immaculately presented detached village home benefitting from substantially refurbished accommodation, four good sized bedrooms and beautifully landscaped west facing gardens. Offering spacious interiors to suit a growing family looking to be part of this popular village, Stoneleigh has been thoroughly renovated by the existing vendors with upgrades including a full internal remodel and refit including a new kitchen, a refitted bathroom and master en suite, and landscaping to the entire plot. The interiors comprise briefly porch, reception hall, spacious lounge, family dining kitchen, utility and cloakroom to the ground floor, with four

bedrooms to the first floor serviced by a family bathroom. The master also benefits from private use of an en suite and a walk in wardrobe. Outside, Stoneleigh is set at an imposing elevated position with ample parking to the sweeping block paved driveway which also gives access via an electric door into the garage, with immaculately tended gardens set to the rear enjoying tranquil and far-reaching views over surrounding countryside and a sunny west-facing aspect.

Stoneleigh lies on the edge of Abbots Bromley, a popular rural village offering an excellent array of amenities within walking distance. Having formerly been named as one of the Top 12 Places to Live in the Midlands by the

Sunday Times, the village is home to pubs, a bistro and cafes, a Butchers, a 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. The property lies within catchment for the Richard Clarke First School which feeds into Thomas Alleyne's Middle and Oldfields High in Uttoxeter. There are good road links along the A50 and A38 giving access to major commercial centres, regular direct rail links to Birmingham and London can be found in nearby Rugeley and Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are all within an easy drive.

- Contemporary Detached Village Home
- Tranquil Setting with Open Countryside Views
- Spacious & Beautifully Presented Interiors
- Substantially Refurbished & Upgraded
- Lounge with Wood Burner
- Refitted Family Dining Kitchen
- Porch & Reception Hall
- Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Master En Suite & Walk in Wardrobe
- Single Garage & Ample Parking
- West Facing Landscaped Gardens with Open Views to Rear
- Walking Distance to Village Centre
- Well Placed for Local Amenities, Schools & Commuter Routes



The front door opens into a useful **Porch** 2.0 x 1.1m (approx. 6'7" x 3'6") having fitted shelving and storage oak flooring and a door leading into:

**Reception Hall** 3.86 x 1.97m (approx. 12'7" x 6'5")  
A spacious welcome to this contemporary home, having oak and glass staircase rising to the first floor, solid oak flooring and a fitted storage cupboard. Doors open into:

**Lounge** 6.14 x 3.34m (approx. 20'1" x 10'11")  
A generous reception room having dual aspect window to the front and double doors out to the rear, both enjoying rural views. The lounge has solid oak flooring and a Valiant wood burning stove is set to slate hearth

**Family Dining Kitchen** 6.95 x 3.52m (approx. 22'9" x 11'7")  
Having been remodelled and refitted to create an open plan family space, this beautifully appointed room is formed by a comprehensively fitted kitchen and formal dining area. The **Kitchen** comprises a range of gloss wall and base units housing an inset Smeg one and a half sink and integral appliances including fridge freezer, dishwasher, Neff microwave and Neff oven and gas hob with extractor hood above. The central island provides additional storage, workspace and a breakfast bar, as well as housing a further integral freezer and wine cooler. A window to the rear enjoys a pleasant outlook over the landscaped gardens and tiled flooring extends into the **Dining Area** where double doors lead out to the rear

**Utility** 1.77 x 1.67m (approx. 5'9" x 5'5")  
Having fitted base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring, a window to the front and a door opening into the **Garage**

**Cloakroom**  
Refitted with a white suite having pedestal wash basin and WC, with oak flooring and a chrome heated towel rail



Stairs featuring a contemporary oak and glass banister rise to the first floor part galleried **Landing**, where there are two loft access points and a window to the front overlooks idyllic countryside views. Doors open into:

**Master Bedroom** 5.48 x 3.33m (approx. 17'11 x 10'11)

A spacious double aspect principal bedroom having windows to the front and rear both enjoying rural views and a door into a **Walk in Wardrobe** which provides ample hanging and storage space. A further door opens to the:

**En Suite** 1.76 x 1.7m (approx. 5'9 x 5'7)

A modern suite comprises pedestal wash basin, WC and shower, with tiled flooring, half tiling to walls, a chrome heated towel rail and a window to the rear enjoying open views

**Bedroom Two** 4.4 x 2.7m (approx. 14'4 x 8'10)

Another double room having window to the rear with views over the gardens and countryside beyond

**Bedroom Three** 4.13 x 2.72m (approx. 13'6 x 8'10)

A third double room having window to the front enjoying rural views

**Bedroom Four** 2.3 x 2.3m (approx. 7'6 x 7'6) + wardrobes recess

Ideal as a single bedroom or study, having window to the rear and a range of fitted wardrobe space and storage



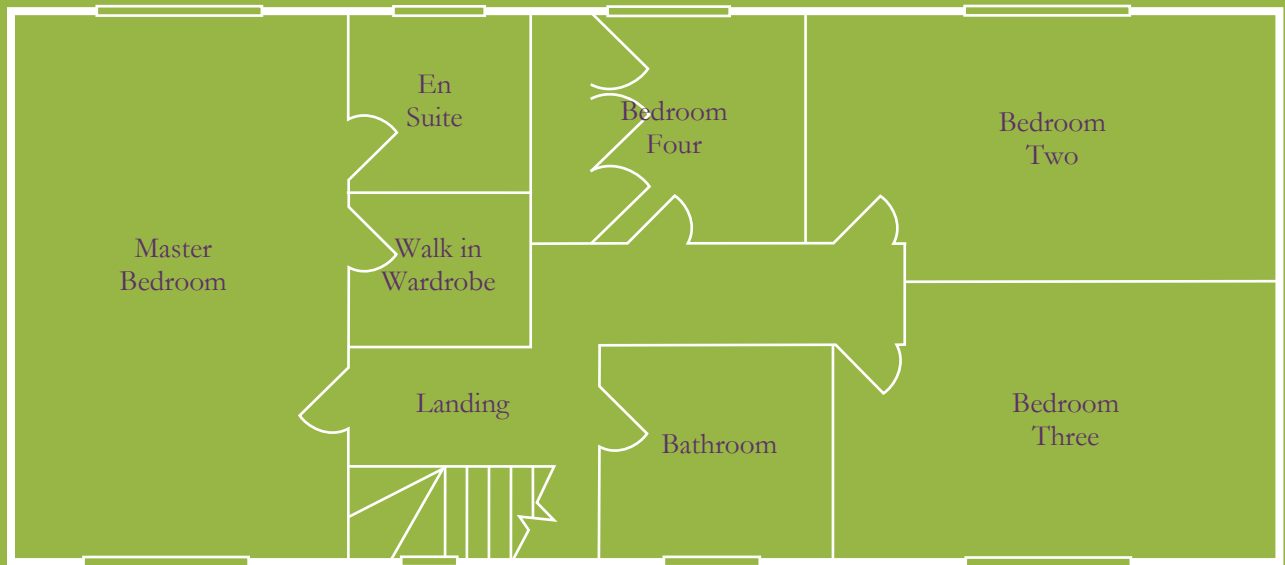
**Family Bathroom** 2.25 x 2.0m (approx. 7'4 x 6'6)

Refitted with a modern suite having pedestal wash basin, WC and bathtub with rainfall showerhead over, with tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the rear











### Outside

Stoneleigh is set at an elevated position back from the road enjoying attractive views to the front towards open countryside. A sweeping block paved driveway with walled boundary offers parking for a number of vehicles as well as access into:

### Garage 5.67 x 2.43m (approx. 18'7" x 7'11")

With electric roller entrance door, a window to the rear, power and lighting. The wall mounted boiler is housed in here and a courtesy door leads into the utility

### West Facing Landscaped Gardens

Gated access to the side leads into the beautifully landscaped rear garden. A paved terrace leads onto safely enclosed lawns, with a post and rail fence to the rear enjoying tranquil open views. A bespoke covered terrace lies to the rear offering a covered entertaining space with power, lighting and fittings for a wall mounted TV, and there is exterior lighting to the rear of the property. A timber garden shed offers storage space, there is further storage to one side of the property and a gated out from the lawns leads onto fields where there is a footpath offering a pleasant walk around Abbots Bromley



**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.