



Silverthatch, 38 Manor Road, Kings Bromley, DE13 7HZ



Set within a beautifully landscaped garden plot is Silverthatch, an elegantly presented Grade II Listed thatched cottage offering deceptively spacious living accommodation, four double bedrooms and superb potential for a home office/annexe within the double garage. Believed to date back to 1600s, Silverthatch showcases a wealth of reclaimed and original features including exposed brickwork, beams and quarry tiled flooring, with substantial upgrades having been made in recent years to include a handmade kitchen and laundry, refitted bathrooms and a new mains gas boiler in 2022. The immaculate interiors comprise briefly dining room with impressive inglenook, generous dual aspect sitting room, open plan dining kitchen, laundry room and shower room to the ground

floor, with four double bedrooms set to the first floor serviced by a family bathroom. This historic detached home sits well within a landscaped garden plot on this premier and historic lane, with ample parking to the front aspect as well as access into the detached double garage. An office with WC and full central heating set over the garage offers excellent potential as a home office or games room or for conversion into an annexe (STPP). The gardens have been thoughtfully landscaped and offer a secluded outdoor entertaining space in this tranquil setting.

Kings Bromley is a popular village home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village

hall, a Co-Op general store, The Royal Oak pub and the show field and cricket ground. Further amenities can be found in Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield provide direct links to Birmingham and London and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. The East Midlands, Birmingham and Manchester Airports are all within an easy drive. The Richard Crosse Primary School in the village feeds into the John Taylor High, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, Repton and Denstone.

- Detached Grade II Listed Cottage
- Wealth of Magnificent Character Features
- Home Office/Annexe Potential
- Sought After Village Community
- Deceptively Spacious Interiors
- Two Reception Rooms
- Open Plan Dining Kitchen with Aga
- Laundry Room & Shower Room
- Four Double Bedrooms
- Family Bathroom
- Beautifully Manicured Gardens
- Double Garage & Ample Parking
- Versatile Office/Studio/Annexe Potential
- Secluded Setting on Desirable Lane
- Mains Gas Central Heating with 2022 Boiler
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



A Staffordshire blue brick path leads between cottage foregardens to the front door which in turn opens into:

Dining Room 4.44 x 4.23m (approx. 14'7 x 13'10)

A beautifully presented reception room having window to the front, stunning quarry tiled flooring and a wealth of exposed beams. An inglenook with stone hearth and beam lintel over houses the original open chimney breast which lies at the centre of the cottage. Character doors open to a useful storage cupboard and into:

Sitting Room 6.36 x 3.97m (approx. 20'10 x 13'0)

A generous living room having dual aspect windows to the front and rear and a character stone fireplace housing a wood burning stove set to tiled hearth

Hallway

Set to the rear of the property, this beautiful hallway showcases character beams, an oak galleried staircase which rises to the first floor accommodation, and beautiful brick flooring. Double doors open out to the garden and thumb latch doors lead into:

Dining Kitchen 6.25 x 3.8m (approx. 20'6 x 12'5)

A beautifully handmade bespoke kitchen comprises a range of painted base units with contrasting solid oak and polished stone worksurfaces over, housing an inset double Belfast sink and a brickwork inglenook with gas fired Aga with beam lintel over. Polished flagstone flooring extends into the dining area, there was windows to two sides and a door opens into:

Laundry Room 4.04 x 1.86m (approx. 13'3 x 6'1)

Fitted with bespoke hand painted units coordinating with those of the kitchen, having inset Belfast sink, spaces for an American fridge freezer and washing machine, and polished flagstone flooring. A door opens out to the side and there is a window overlooking the gardens

Shower Room 3.96 x 1.43m (approx. 13'0 x 4'8)

Fitted with a white suite having pedestal wash basin, WC and double walk in shower, with tiled splash backs, quarry tiled flooring, a fitted storage cupboard, a heated towel rail and obscured windows to the side aspect





A character oak staircase rises to the first floor **Landing**, having feature lighting and doors opening into:

Master Bedroom 5.05 x 4.0m (approx. 16'7 x 13'1)
A stunning principal bedroom having window to the front aspect, fitted eaves storage and a range of bespoke bedroom furniture including a dressing table, drawers and wardrobes

Bedroom Two 4.54 x 3.43m (approx. 14'11 x 11'3)
A spacious bedroom having fitted wardrobes and a window to the rear overlooking stunning views over the gardens

Bedroom Three 4.75 x 3.12m (approx. 15'7 x 10'3)
Another double room having window to the front aspect

Bedroom Four 3.8 x 3.26m (approx. 12'5 x 10'8)
A fourth double bedroom having window to the side aspect

Family Bathroom 3.25 x 2.7m (approx. 10'8 x 8'11)
Comprising a traditional suite having pedestal wash basin, WC, claw foot bathtub and separate shower cubicle, with tiled splash backs, oak flooring, a heated towel rail with column radiator and an obscured window



Office above Detached Double Garage

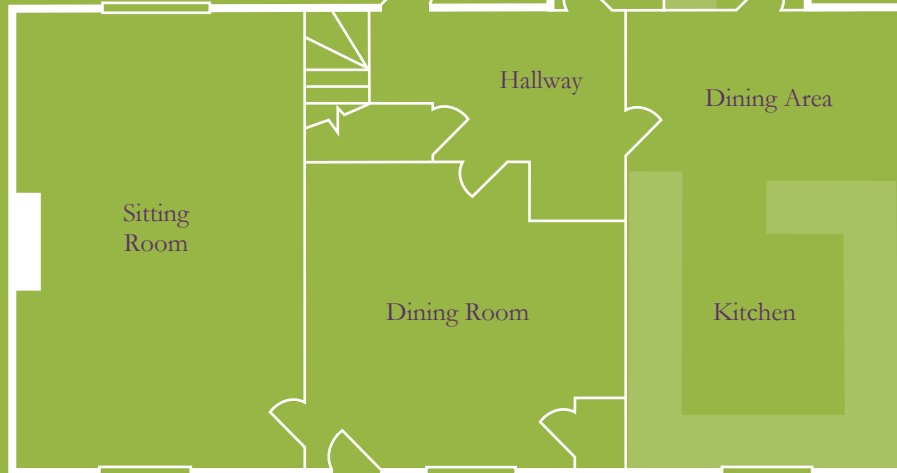




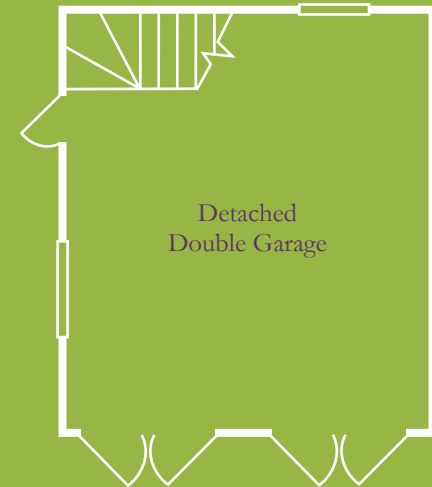
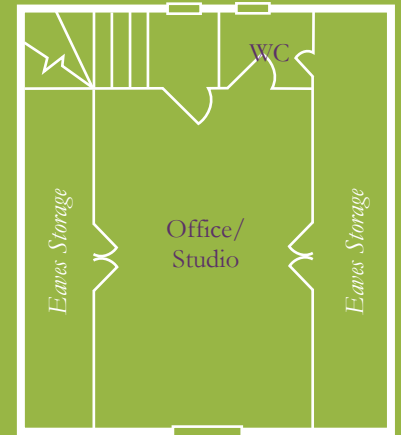


First Floor

Ground Floor



Garage First Floor





Outside

Manicure foregardens enclosed by a picket fence extend to the front aspect, with a Staffordshire blue brick pathway approaching the front door. To the side aspect is a private new farmhouse gold resin driveway with ample parking for a number of vehicles, also having access into:

Detached Double Garage 5.75 x 5.0m (approx. 18'10 x 16'5)

With manual twin entrance door to the front, a courtesy door to the rear and a window to the rear. There is a boiler which services the central heating in the garage. Stairs rise to the first floor where there is a window to the rear with pleasant views and a door opens into:

Office/Studio 4.26 x 3.0m (approx. 14'0 x 9'10)

Having power, lighting, ample eaves storage and a window to the front, this versatile space is ideal as a home office, games room or offers potential for conversion into ancillary accommodation. A door leads into a **Cloakroom** fitted with pedestal wash basin, WC and a window to the rear

Landscaped Gardens

Extending to a generous size, the rear garden is laid to beautifully edged lawns, paved and bricked terraces and a stunning mature pergola with walkway beneath. Enjoying privacy to all sides, the garden also features an ornamental garden pond, a greenhouse and a garden shed. Gated access opens to the front aspect and there is exterior lighting, power and a water point



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.