



The Firs, Brackenhurst Road, Newchurch, DE13 8RQ

Residing within the desirable hamlet of Newchurch is The Firs, an elegant Victorian semi detached home showcasing magnificent open plan living, three excellent double bedrooms and a generous garden plot housing a versatile garden room/home office/gym. Overlooking open countryside views to the front, The Firs enjoys a much sought after rural setting as well as an 'Outstanding' school catchment, coupled with immaculately presented interiors which have been extended and refurbished to a superb standard throughout whilst still retaining the traditional feel of this period home. The front door opens into a spacious reception hall having traditional parquet flooring, with the sitting room featuring an open fire. Set to the rear of the property is a fabulous open plan living and dining kitchen, having both an Orangery ceiling lantern and vaulted ceilings, with a glazed apex and bifold doors highlighting views over the landscaped gardens. Also to the ground floor is a utility and cloakroom, and three double bedrooms to the first floor are serviced by a refitted en suite and modern family bathroom. To the front, there is parking for three vehicles as well as access into the single garage, and the established rear garden features a superb, fully insulated studio with WC ideal as a

home office, gym or exterior entertaining space. The Firs benefits from UPVC double glazed windows, oil central heating and a private drainage system.

The Firs is set in Newchurch, a desirable rural location neighbouring the premier hamlet of Hoar Cross. Nestled within stunning Staffordshire countryside offering plenty of tranquil walking routes, the surrounding area is renowned for its idyllic surroundings and upmarket local amenities, including the superb Hoar Cross Hall Hotel and Day Spa, The Deer Park Farmshop and the FA's St Georges Park. Additional amenities can be found just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found. The Firs is served by Ofsted 'Outstanding' rated schools including the Newborough Church of England Primary School which feeds into John Taylor High in Barton under Needwood, with the John Taylor Free School also being within a short drive. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.

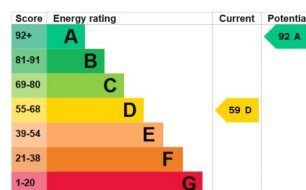
- Semi Detached Victorian Home
- Extended & Remodelled Interiors
- Desirable Rural Setting with Open Views
- Stunning Open Plan Dining & Living Kitchen
- Utility & Cloakroom
- Reception Hall with Parquet Flooring
- Three Excellent Double Bedrooms
- Refitted En Suite & Bathroom
- Parking & Single Garage
- Generous Landscaped Rear Garden
- Bespoke Studio/Home Office/Gym with WC
- Premier Rural Location
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

Reception Hall

An attractive welcome to this immaculate home, having stairs rising to the first floor with bespoke cloakroom storage below, parquet and a door opening into:

Sitting Room 5.14 x 3.53m (approx. 16'10 x 11'7)

A spacious reception room having a bay window to the front and a characterful exposed brickwork fireplace housing an open fire. Leading into:



Open Plan Family Dining & Living Kitchen

11.96 x 4.54m (approx. 39'2 x 14'10)

A magnificent open plan space formed by a comprehensively fitted kitchen, formal dining area and a spacious family room. The **Kitchen** is fitted with a range of wall and base units having complementary Quarts worktops and upstands over, housing an inset stainless steel sink and integral appliances including Neff double oven, Neff induction hob with extractor hood above, dishwasher and a full height larder fridge. A central island unit provides further workspace and storage, and tiled flooring with under floor heating extends throughout this contemporary space

The **Dining Area** features double doors opening out to the side aspect and an Orangery ceiling lantern, and the **Family Room** offers idyllic views over the gardens, vaulted ceilings and bifold doors opening out to the rear garden

Utility

Fitted with wall, base and full height storage units having Butcher block style worktops over, housing the Worcester oil fired boiler and spaces for washing machine and space for a tumble dryer. There is a window to the rear and the utility has tiled flooring and doors opening into the **Single Garage** and:

Cloakroom

Comprising a modern suite having wash basin with storage below, low level WC and tiled flooring





Stairs rise to the **First Floor Landing**, a spacious part galleried landing having skylight to the front and loft access point. There is potential for a loft conversion (subject to relevant permissions), and doors from the landing lead into:

Master Bedroom 3.4 x 2.73m (approx. 11'1 x 8'11)
A well presented principal bedroom having a window to the rear with pleasant garden views,

vaulted ceilings and fitted wardrobes. With private use of:

En Suite 2.7 x 1.42m (approx. 8'9 x 4'7)
A modern refitted suite comprises wash basin and WC set to vanity units, a walk in shower, tiled splash backs, tiled flooring and a heated towel rail. A window to the front overlooking idyllic views



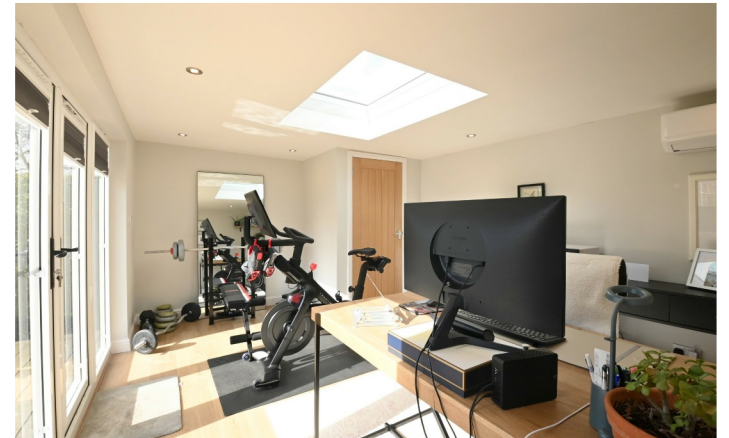
Bedroom Two 3.67 x 3.29m (approx. 12'0 x 10'9)
Another double room having a window to the front enjoying beautiful rural views

Bedroom Three 4.18 x 2.88m (approx. 13'8 x 9'5)
A third double room having a window to the rear

Bathroom 2.37 x 1.87m (approx. 7'9 x 6'1)
Fitted with a modern suite having wash basin set to

vanity unit, WC and bathtub with shower unit over, having Moduleo flooring, a window to the rear, tiled splash backs and a chrome heated towel rail







Outside

Overlooking charming countryside views to the front, The Firs is set back from Brackenhurst Road beyond a private driveway with parking for three vehicles. Manual double doors open into:

Single Garage 5.53 x 2.76m (approx. 18'1 x 9'0)
 Having power, lighting and double doors opening out to the rear garden

Rear Garden

The rear garden extends to a superb size, enjoying a pleasant open outlook and plenty of sunlight. An Indian stone terrace is set to the side and rear, leading onto generous lawns having neatly stocked flower beds. A brick pathway leads to the top of the garden where there is a landscaped area laid to gravelled and paved terraces, with a gate opening to a useful storage area with access to the private drainage system

Studio/Office 4.66 x 3.3m (approx. 15'3 x 10'10)

This versatile, fully insulated and heated space provides an ideal home office or gym, having Karndean flooring, under floor heating and air conditioning. French doors with fitted blinds open out to the gardens, there is a skylight and a door opens into a **WC** with fitted wash basin



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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