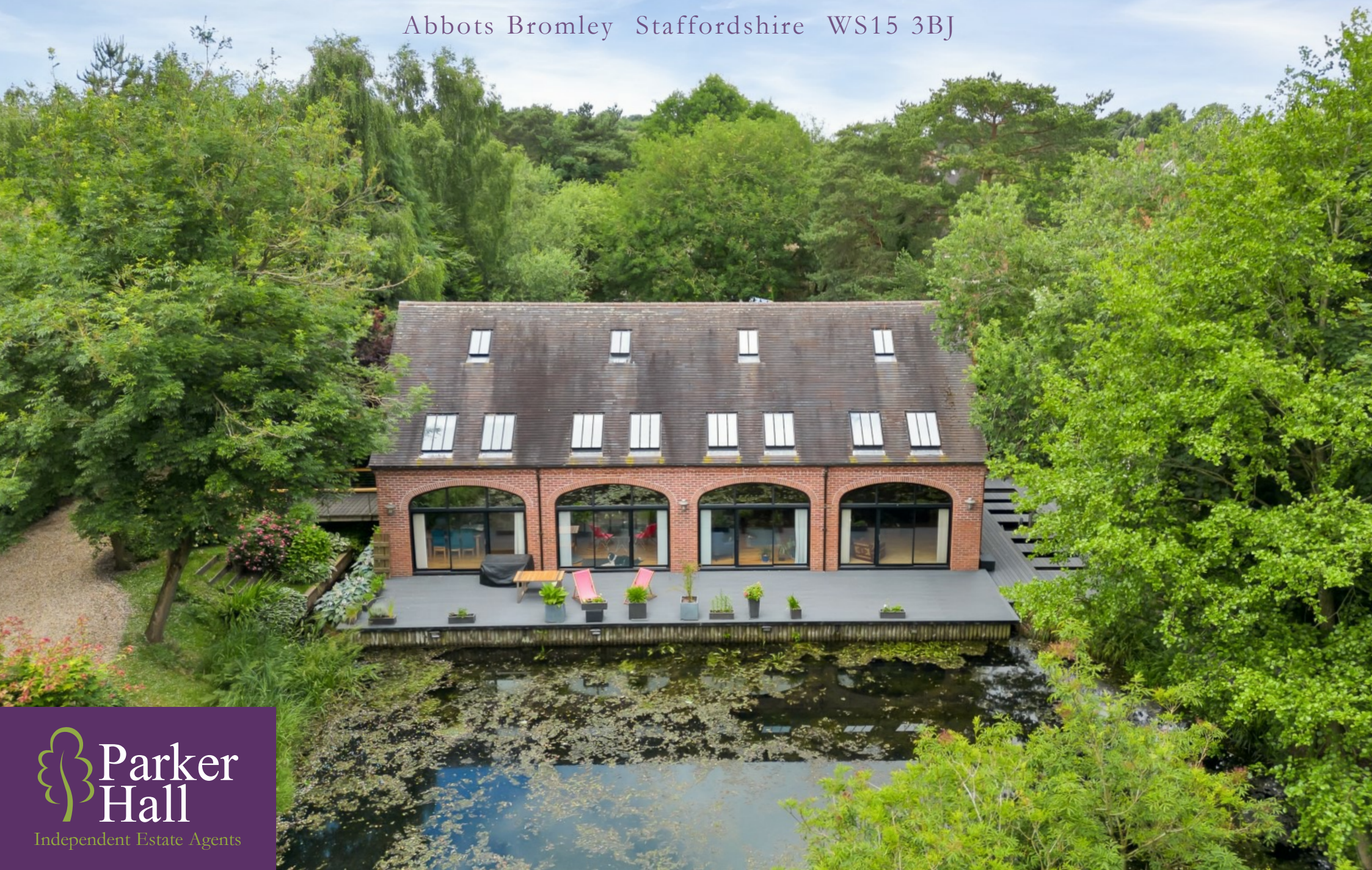


Waterside

Abbots Bromley Staffordshire WS15 3BJ



Waterside

Mires Brook Lane Abbots Bromley WS15 8RA

Residing within a most tranquil and secluded setting overlooking a private lake is Waterside, an outstanding architect-designed residence set within 0.8 acre grounds in the heart of Abbots Bromley.

Showcasing luxurious interiors, a high specification finish and industrial features, Waterside is positioned beyond an electric gated entrance and offers extensive family accommodation alongside a superb detached coach house presenting potential for ancillary accommodation, a guest suite or a self-contained home office.

- Bespoke Architect Designed Residence
- Floor Area: 4080 ft² / 379 m²
- Exquisite Setting with Private Lake
- Wealth of Space & Character Throughout
- 'Coach House' – ideal Home Office, Annexe or Air BnB
- Three Spacious Reception Rooms
- Family Dining Kitchen with Pantry
- Study, Utility, Guests WC & Cloakroom
- Galleried Reception Hall & Landing
- Magnificent Master Suite with Walk in Wardrobes & Refitted En Suite Bathroom
- Three Further Double Bedrooms
- Jack & Jill En Suite & Family Bathroom
- Second Floor Gym, Games Room & Shower Room
- Electric Gates, Ample Parking & Garage
- Exceptional Setting & 0.8 Acre Grounds
- Deck Terrace overlooking Private Lake
- Central Village Setting – Amenities within Walking Distance
- Well Placed for Commuter Routes & Amenities

whatthreewords:

[///walkway.blink.gems](http://walkway.blink.gems)



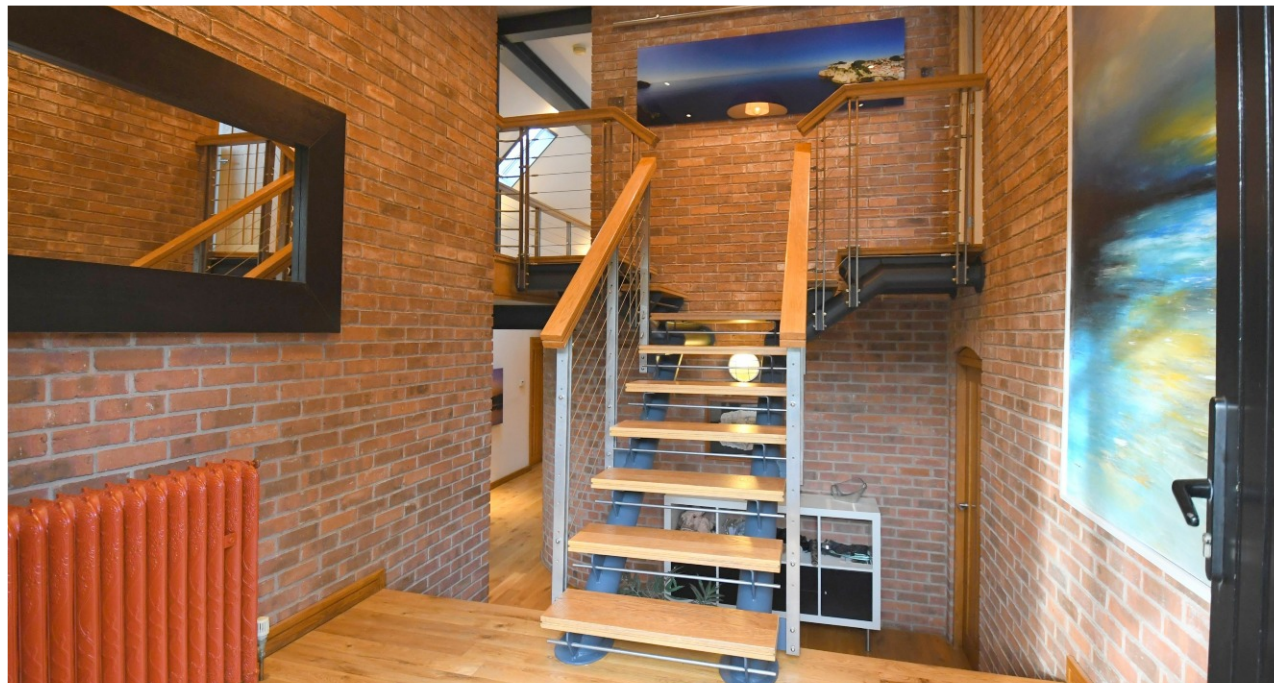
Truly a fine example of serene village living, this exquisite and beautifully presented home enjoys a most idyllic outlook over the lake and church tower, with each living space giving access out to an expansive composite deck which extends to the rear and side of the property.

Waterside resides within a most secluded position in the heart of Abbots Bromley, enjoying a prime setting within a picturesque Conservation area and convenient access to both nearby facilities and commuter routes.

Famed for its annual Horn Dance, the character high street of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter.

The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



Village Centre & Amenities: 0.2 miles



Lichfield Rail Station: 14 miles

Rugeley Rail Station: 5 miles



Birmingham City Centre: 35 miles

Derby City Centre: 24 miles

Nottingham City Centre: 40 miles



Blithfield Reservoir: 2 miles

Cannock Chase: 10 miles



Birmingham Airport: 33 miles

East Midlands Airport: 32 miles

A walkway abridging the driveway to the entrance of Waterside overlooks idyllic views over the lake, with a composite entrance door opening into the impressive **Reception Hall**. Under floor heating extends throughout the entire ground floor, and the hallway features stunning vaulted ceilings, exposed brickwork and an industrial style oak and steel staircase rising to the first floor accommodation.

Dual sides steps lead down to the **Inner Hall**, another beautifully designed space featuring vaulted ceilings with skylights extending into the **Landing** above. Curved brickwork adds further interest, with oak doors opening into the first of four reception rooms:

This well proportioned **Lounge** has a recessed gas fireplace, with sliding doors opening out onto decking suspended above the private lake. Two further reception rooms, a formal **Dining Room** and **Family Room** flank either side of the kitchen, both having sliding doors and picture windows opening onto the decking. In addition, a **Study** offers a fully fitted office space with access out to the secluded side gardens.

The contemporary **Dining Kitchen** is fitted with an array of bespoke units with quality Corian worksurfaces over, offering comprehensive integrated appliances including dishwasher, double oven, gas hob with extractor above and microwave, with further space for an American fridge freezer. Sliding doors open onto the decking, and a superb walk in **Pantry** has a range of fitted storage and space for a below counter fridge.

Functional spaces also to the ground floor include a walk in **Cloakroom** with ample storage for coats and shoes, a **Guests' WC** and a **Utility Room** with access to both the front and rear aspects. The utility is fitted with wall and base units housing provisions for both a washing machine and tumble dryer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







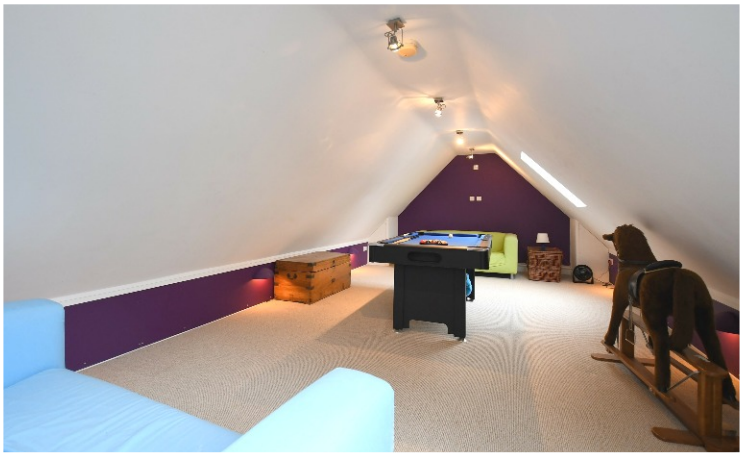
Rising from the reception hall, an industrial style oak and steel staircase ascends to the first floor **Galleried Landing**, showcasing a wealth of brickwork and a gallery overlooking the hallway below.

A door opens into the most impressive **Principal Suite** which has been recently refurbished to an exceptional standard. The bedroom is fitted with a range of storage, with cleverly designed mirrored doors opening into twin **Walk in Wardrobes**.

The luxurious **En Suite Bathroom** features twin wash basins and a central freestanding bathtub, with separate glazed doors opening to a large shower and cloakroom fitted with vanity basin and WC.

From the landing are three further double bedrooms two of which share a Jack & Jill En Suite with twin wash basins and a large shower cubicle. A family bathroom with vanity wash basin and bathtub with shower unit over services the additional bedroom.







A gravel pathway leads to the **Coach House**, offering an ideal self contained home office, accommodation for a dependent relative or a rental unit. The Coach House is serviced by LPG central heating and stairs rise from the entrance hall to the first floor accommodation.

The entrance door opens into a hallway with stairs rising to the first floor, and a door opening into an ideal **Garden Room** or **Home Office**, having full height windows and a door overlooking the lake, and a pocket door opening to a useful shelved storage area where a further door leads into the garage.

To the first floor is a versatile space ideal as ancillary accommodation or an Air BnB, having arched windows with idyllic lake views to the front and a further window with views along the driveway. There is ample space for both living and bedroom areas, a **Kitchenette** houses an integrated oven and space for a fridge to one side, with a modern **Shower Room** set to the other side.



Double electric gates opens from Mires Brook Lane, leading to a lengthy private driveway lined with mature foliage and trees. A gravel driveway provides parking for a number of vehicles as well as access into the **Coach House** and **Garage**, which benefits from manual entrance doors and an EV charging point. A bridge edged with steel and oak balustrading leads to the front door, offering the first glimpse of the idyllic 0.8 acre grounds

Extending to a generous size, the serene **0.8 Acre Grounds** enjoy much privacy and tranquillity, being laid primarily to the private lake. Composite decking provides an idyllic space for outdoor entertaining, with a further deck to the side having a water feature and interchangeable panels to create additional entertaining space. Being an ideal spot to appreciate native wildlife, the lake enjoys year round visits from various waterfowl and birds including kingfishers, owls, moor hens and ducks. To the side there are a useful **Workshop** and **Shed** providing exterior storage, and the garden borders the entire lake giving a pathway around the entire garden



Floor Area: 4080 ft² / 379 m²

Ground Floor

Reception Hall	4.67 x 2.9m (approx. 15'3 x 9'6)
Dining Room	4.76 x 2.92m (approx. 15'7 x 9'7)
Dining Kitchen	6.4 x 4.4m (approx. 21'0 x 13'7)
Pantry	2.4 x 1.71m (approx. 7'11 x 5'7)
Family Room	4.47 x 4.16m (approx. 14'8 x 13'7)
Lounge	4.95 x 4.76m (approx. 16'3 x 15'7)
Study	3.56 x 3.04m (approx. 11'8 x 9'11)
Utility	2.95 x 1.88m (approx. 9'7 x 6'2)

First Floor

Landing	9.92 x 2.4m (approx. 32'6 x 7'10)
Master Suite	4.8 x 3.35m (approx. 15'8 x 10'11)
En Suite Bath.	4.76 x 2.96m (approx. 15'7 x 9'8)
Bedroom Two	5.67 x 4.17m (approx. 18'7 x 13'8)
J & J En Suite	3.95 x 1.47m (approx. 12'11 x 4'11)
Bedroom Three	4.93 x 4.15m (approx. 16'2 x 13'7)
Bedroom Four	4.8 x 2.98m (approx. 15'9 x 9'9)
Bathroom	3.36 x 2.06m (approx. 11'0 x 6'9)

Second Floor

Gym	4.67 x 4.04m (approx. 15'4 x 13'3)
Games Room	7.3 x 4.0m (approx. 23'11 x 13'1)
Shower Room	3.33 x 1.25m (approx. 10'11 x 4'1)

Coach House

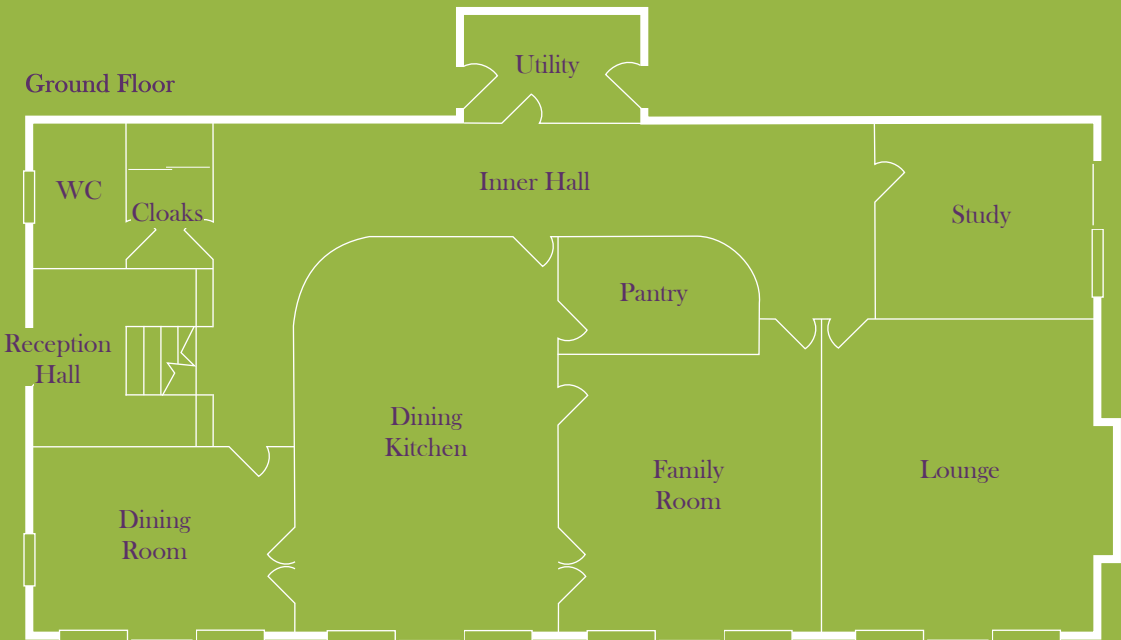
Single Garage	7.23 x 2.92m (approx. 23'8 x 9'7)
Office	6.33 x 2.8m (approx. 20'9 x 9'2)
Annexe	6.8 x 5.5m (approx. 22'4 x 18'0)

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.

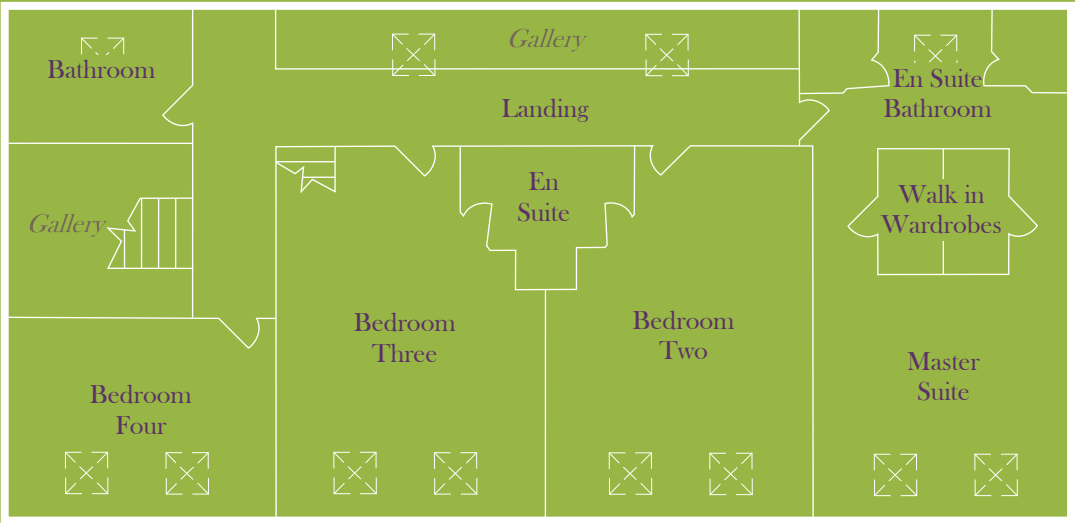
Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.

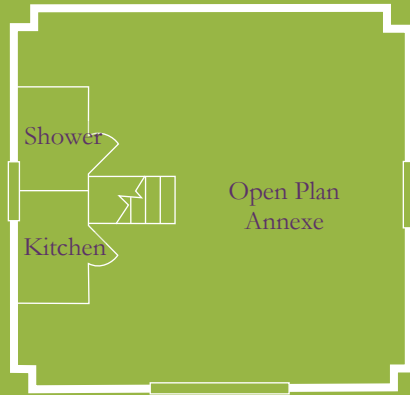
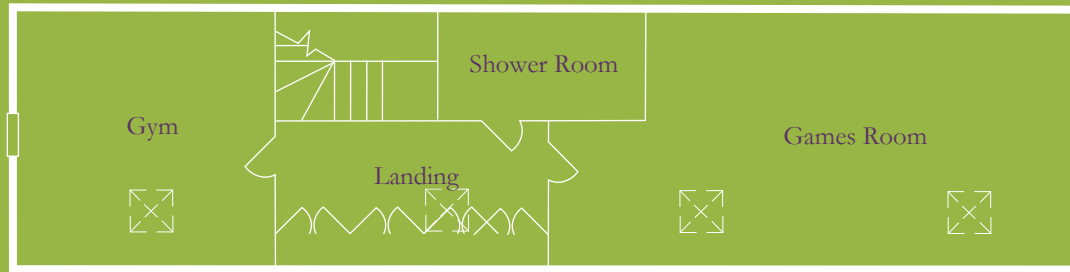
Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.



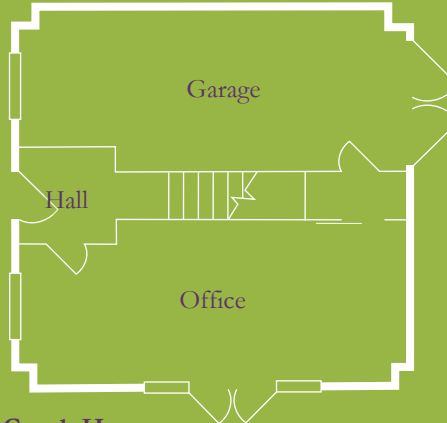
First Floor



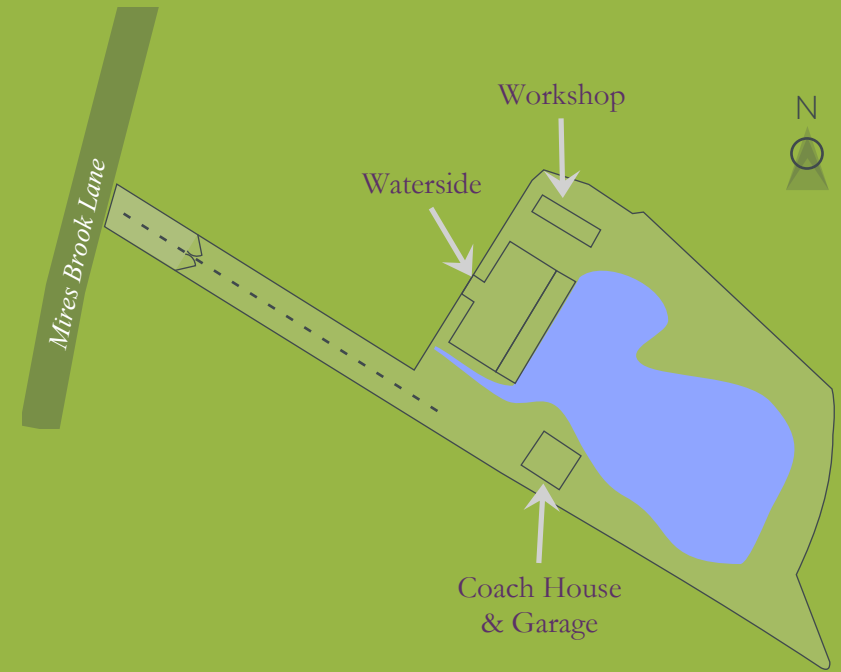
Second Floor



**Coach House
First Floor**



**Coach House
Ground Floor**





 **Parker
Hall**
Independent Estate Agents

visit us:



The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:





#followus

 /parkerhallestateagents
 @ParkerHallEstateAgents

T 01283 575 000
W www.parker-hall.co.uk
E relax@parker-hall.co.uk