

Office Cottage, Uttoxeter Road, Abbots Bromley, WS15 3EG

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Enjoying a prime setting within the historic village of Abbot Bromley is Office Cottage, a period Georgian residence showcasing a wealth of original features, three double bedrooms and established 0.2 acre gardens. Believed to date back to the late 1700s, this handsome Grade II Listed home formerly served as an office and coach house to the renowned Blithfield Hall Estate, presenting an ideal opportunity to acquire a property of this calibre with superb potential within this most desirable village location. Offering superb potential to remodel/upgrade to suit alongside a wealth of original period features, the interiors comprise briefly reception hall, two generously proportioned reception rooms, kitchen with pantry, utility and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a modern family bathroom. Office Cottage showcases original stone and marble fireplaces, coving and character architraves and doors, as well as beautiful sash windows with original shutters to the front aspect. Outside, there is private access into the established south facing gardens, which extend to a generous 0.2 acre offering the opportunity to extend the property substantially without encroaching on the generous garden size.

Office Cottage is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. 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 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 Alleynes 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.



- **Grade II Listed Georgian Home**
- **Desirable Village Setting**
- **Wealth of Original Period Features**
- **Superb Potential to Remodel/Extend**
- **Established Rear Gardens with Private Access**
- **Two Spacious Reception Rooms**
- **Farmhouse Kitchen with Pantry**
- **Utility & Cloakroom**
- **Three Double Bedrooms**
- **Family Bathroom**
- **0.2 Acre Garden with Outbuildings**
- **Central Village Setting**
- **Well Placed for Commuter Routes & Amenities**

The front door opens in the **Reception Hall** where stairs rise to the first floor accommodation and original panel doors open into:

Sitting Room 5.22 x 4.45m (approx. 17'1 x 14'7) An impressive drawing room having a sash window with shutters to the front aspect, French doors opening out to the rear gardens, exposed floorboards and elegant coving detailing. There is a feature arched cupboard and an original carved stone fireplace with lined chimney offers potential for the installation of a wood burning stove (existing stove is in need of replacement)

Dining Room 5.14 x 2.8m (approx. 16'10 x 9'2)
Another well proportioned reception room, having a sash window with working shutters to the front aspect, oak parquet flooring and a Hollington stone mantelpiece with open chimney offering potential to install a wood burning stove. There is a walkway with doors opening into the **Sitting Room** and to a useful under stairs storage cupboard, and a wide opening leads down into:

Kitchen 4.42 x 4.4m (approx 14'6 x 14'4)
The kitchen comprises a range of bespoke full height, wall and base units housing an inset double ceramic sink and integrated appliances including fridge, freezer and electric hob. There are windows to the side aspect and an impressive inglenook housing a Sandyford oil fired range which as well as providing cooking facilities also runs the central heating system. A doors opens into a fabulous **Walk in Pantry** having fitted shelving and a window to the rear, and a second door leads from the **Kitchen** into:

Utility 2.95 x 1.85m (approx. 9'8 x 6'0)
Fitted with base units housing spaces for a washing machine and tumble dryer, with windows overlooking the gardens, a door out to the side and a door opening into:

Cloakroom 1.7 x 1.6m (approx. 5'7 x 5'3)
Fitted with pedestal wash basin and WC, with a window to the rear









Stairs rise to the **First Floor Landing** where there are windows to two sides and doors opening into

Master Bedroom 5.07 x 4.0m (approx. 16'7 x 13'1)
A spacious principal bedroom having a fitted cupboard over the bed, a low level cupboard above the landing and exposed floorboards. There is a window to the front and two further windows overlook the rear garden

Bedroom Two 5.2 x 3.88m (approx. 17'0 x 12'8)
Another double bedroom having a window to the front aspect, a walk in cupboard and two further fitted cupboards

Bedroom Three 4.43 x 2.44m (approx. 14'6 x 8'0)
A third double room having windows to two sides

Bathroom 1.87 x 1.65m (approx. 6'1 x 5'5)
A modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, with wooden flooring, a heated towel rail, a window to the side and tiled walls

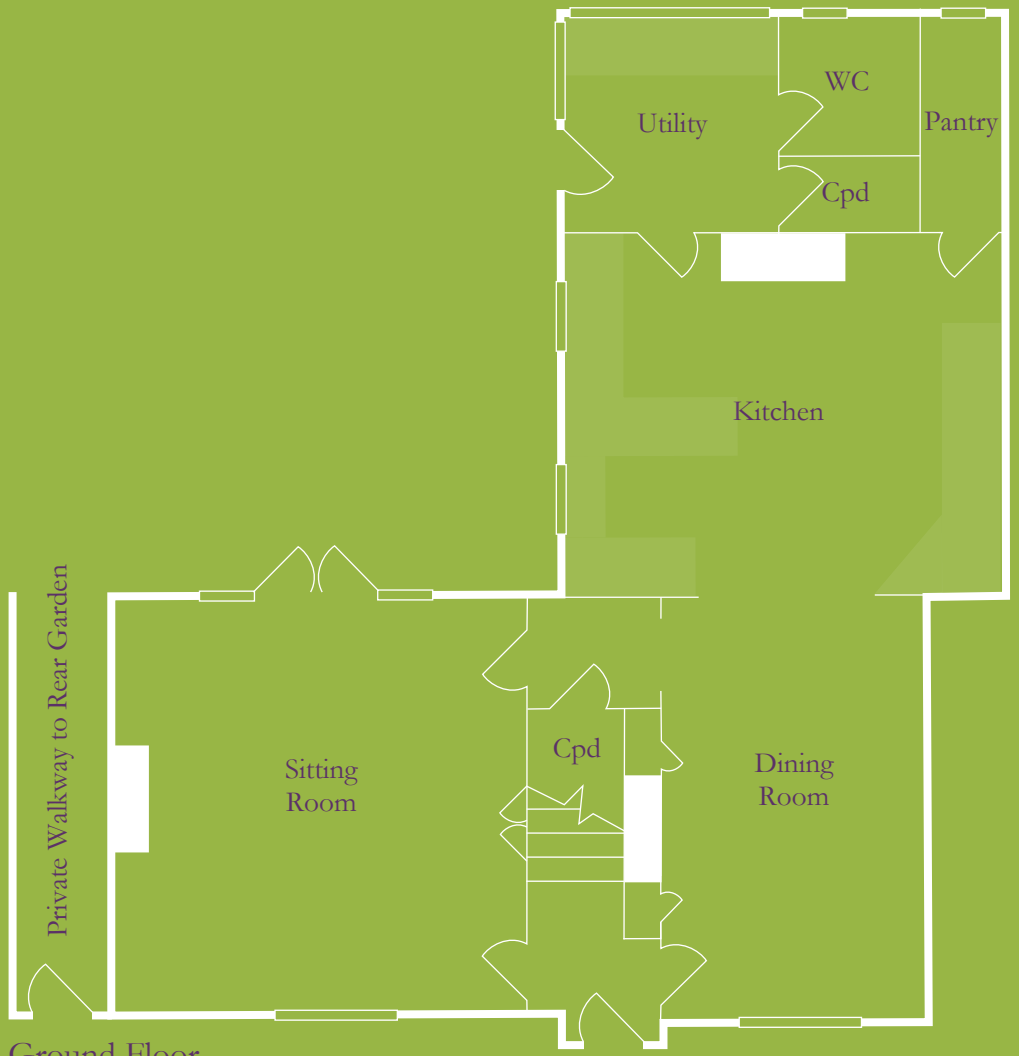




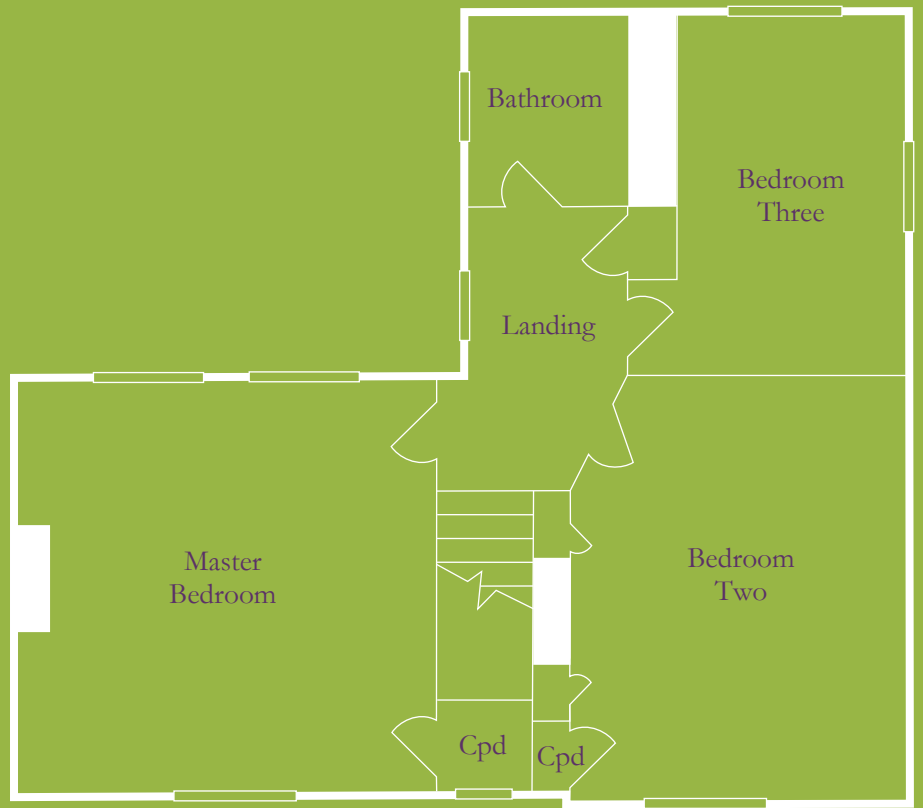








Ground Floor



First Floor

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T 01283 575 000
E sales@phresidential.co.uk
W www.phresidential.co.uk

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Barton Marina
Barton under Needwood
DE13 8DZ

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Outside

The **South Facing Rear Garden** extends to a generous **0.2 Acre** and is laid to established lawns, box hedging and mature borders stocked with a variety of trees, shrubs and flowers. There are character brick walls in part, and the rear of Office Cottage benefits from exterior lighting. A useful brick **Outbuilding** 3.8 x 3.5m (approx. 12'6 x 11'6) offers exterior storage or potential for conversion, and there is a garden shed included in the sale

A private walkway to one side of the property with PIR lighting leads out to the front aspect where there is ample on street parking available





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.