

HIGH VIEW

LICHFIELD ROAD • ABBOTS BROMLEY



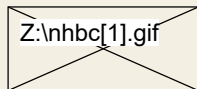
contemporary living • exclusive luxury developments • sought after locations



HIGH VIEW

LICHFIELD ROAD • ABBOTS BROMLEY

A collection of bespoke designed executive detached four bedroom homes, each showcasing an attractive traditional appearance, contemporary interiors finished to a superb specification and a rural outlook to the rear.



HIGH VIEW

LICHFIELD ROAD • ABBOTS BROMLEY



THE CHIMES



SYMPHONY



LA SCALA



VIVALDI



ROSSINI



ABBOTS BROMLEY

A STAFFORDSHIRE VILLAGE OF PRIDE, HISTORY & COMMUNITY

The historic village of **Abbots Bromley**, best known for its annual **Horn Dance Festival**, is a thriving village offering a much sought after rural lifestyle for families and couples alike, centred around a picture-postcard main street lined with character cottages and handsome Georgian residences. The village is home to a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. The village has also formerly been named as one of the **Top 12 Places to Live in the Midlands** by the Sunday Times.

This stunningly popular village is renowned for being the location of the **Pagan Horn Dance Festival** which takes place in September each year. This medieval event is seen to date back to 1500s and sees participants and onlookers take part in a musical procession from the village itself, through the countryside and up to the **Blithfield Hall** where the event finishes with participants dancing on the grove which overlooks **Blithfield Reservoir**.

additional cafes and a bistro in the market square, and the village is ideal for an afternoon of leisurely shopping and wandering along the pretty streets.

For outdoor pursuits, there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres include **Eland Lodge**. The scenic **Blithfield Reservoir** lies just minutes drive away and is home to many rural walks, a sailing club and fishing spots. Slightly further afield is **Cannock Chase**, an designated **Area of Outstanding Natural Beauty** can be reached within a 10 minute drive.

For additional shopping facilities, Rugeley and Uttoxeter can both be reached easily and offer a range of supermarkets, shopping centres and amenities. Uttoxeter is home to the famed Uttoxeter Racecourse, one of the leading National Hunt tracks in the Midlands.



The village caters well to everyday life, enjoying an excellent array of shops, leisure facilities and amenities within the centre. There are three pubs, **The Coach & Horses**, **The Crown** and **The Goats Head**, and the **Infiniti** restaurant provides variety in the way of Indian fine dining. There are

The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach. Regular rail links are available from Rugeley and Lichfield to Birmingham and London and a public bus route runs through the village.

SPECIFICATION

• RECEPTION HALL •

A magnificent welcome to each home, the **Reception Hall** features tiled flooring and a contemporary glazed staircase leading to the first floor accommodation

• LIVING ACCOMMODATION •

Underfloor heating extends throughout the ground floor, with traditional radiators to the first floor

The **Living Room** features a feature brickwork arched fireplace housing a traditional wood burning stove. There is also a mains gas point and electricity point allowing for alternative installations as desired

Bifold doors open out to the rear garden from the **Living Room**, and a bay window overlooks the front aspect

A versatile **Study** has tiled flooring

• KITCHENS •

The **Kitchen** is fitted with a range of wood grain wall, base and island units are topped with marble effect Quartz worktops over. The island unit offers space for an entertaining style breakfast bar as well as retractable power points

The sink unit is fitted with an Insinkerator waste disposal and mixer tap which also provides a boiling water option

Integral appliances include Bosch dishwasher, Neff oven and microwave oven, Neff induction hob and, in plots 1 and 5, a suspended Faber extractor hood

A wine fridge is included in each plot as well as either an American fridge freezer or integral fridge freezer

• UTILITIES •

The **Utility** room is fitted with wood grain wall and base units with Quartz worktops over and one and a half sink/drain unit
There is an integral AEG washer/dryer

• BATHROOMS, EN SUITES •

Contemporary **Villeroy & Boch** suites in white are finished with quality **Hansgrohe** chrome wear

There are walk in showers to en suites and freestanding bathtubs to the main bathrooms
Bathroom floors and walls are tiled and there is a heated towel rail to each

• GARDENS, LANDSCAPING •

Gardens are laid to paved terraces leading from the property onto turfed lawns
Borders are planted with an array of shrubs, flowers and foliage
The garden is securely fenced and has gated access leading to the front aspect

• EXTERIOR FEATURES •

Each **Garage** has manual entrance doors and is equipped with an electric vehicle charging point

There are exterior electrical sockets to each property

Contemporary up and down lighters provide exterior lighting to the front, rear and side aspects

Images representative of former Melody Developments homes



Villeroy & Boch
1748

hansgrohe



THE CHIMES

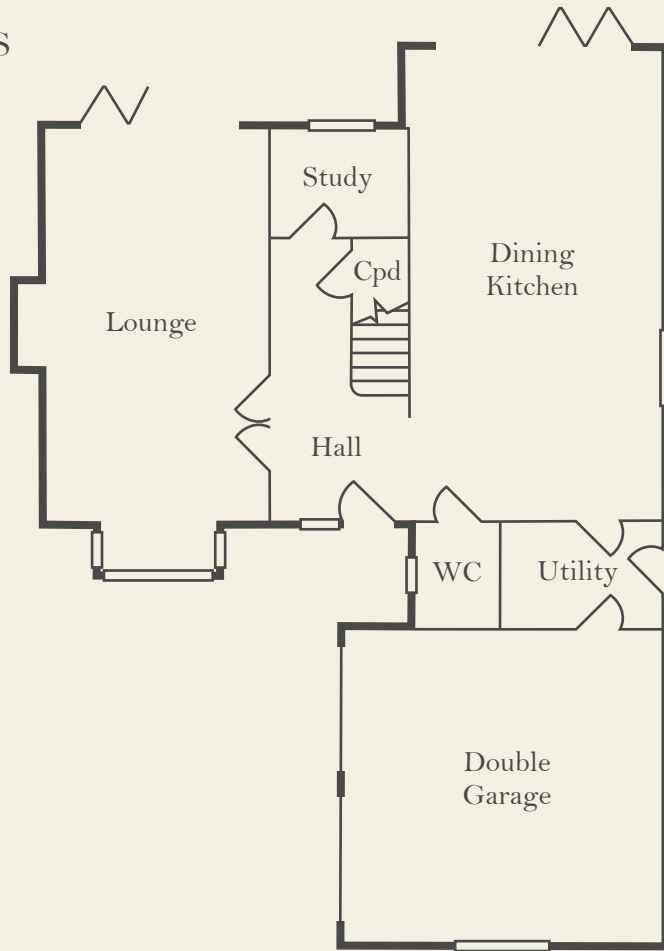


The largest of homes available on High View is The Chimes, an executive four bedroom detached residence boasting open plan interiors with a separate lounge ideal for family living, superb bedroom space and an integral double garage. The impressive reception hall leads off into a study and the open plan kitchen ideal for entertaining, featuring integral appliances, a breakfast bar and a generous formal dining space with bifold doors opening out to the rear terrace and gardens. Also off the kitchen are a utility room and cloakroom.

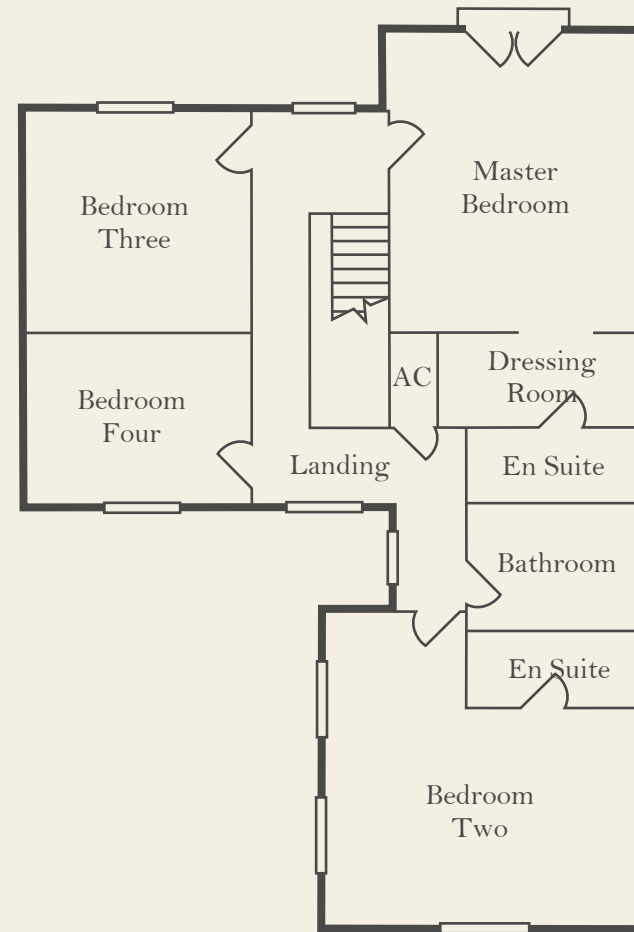
The spacious lounge also opens out to the terrace and gardens. Upstairs, four excellent double bedrooms are serviced by two en suite shower rooms and a family bathroom, with the master also having private use of a dressing room. Outside is parking to the front aspect as well as access into the integral double garage and the rear gardens feature lawns, planting and paved terraces, all overlooking picturesque countryside views to the rear.



MELODY
DEVELOPMENTS
THE CHIMES



- Reception Hall** 5.18 x 2.49m (approx 16'11 x 8'2)
- Dining Kitchen** 8.61 x 4.57m (approx 28'2 x 14'11)
- Lounge** 7.15 x 4.06m (approx 23'5 x 13'3)
- Study** 2.49 x 1.87m (approx 8'2 x 6'1)
- Utility** 2.64 x 1.99m (approx 8'7 x 6'6)
- Cloakroom** 1.99 x 1.4m (approx 6'6 x 4'7)
- Double Garage** 5.69 x 5.69m (approx 18'8 x 18'8)



- Master Bedroom** 5.48 x 4.57m (approx 17'11 x 14'11)
- Dressing Room** 3.15 x 1.6m (approx 10'4 x 5'2)
- En Suite** 3.15 x 1.34m (approx 10'4 x 4'4)
- Bedroom Two** 5.69 x 3.92m (approx 18'8 x 12'10)
- En Suite** 3.15 x 1.35m (approx 10'4 x 4'5)
- Bedroom Three** 4.05 x 3.97m (approx 13'3 x 13'0)
- Bedroom Four** 4.05 x 3.08m (approx 13'3 x 10'1)
- Bathroom** 3.15 x 2.3m (approx 10'4 x 7'6)

SYMPHONY

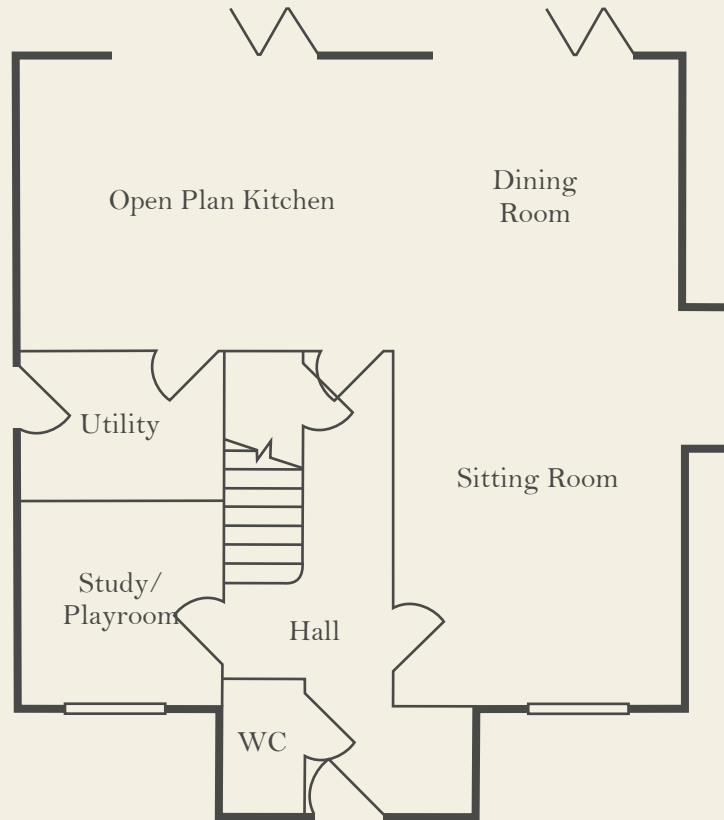


The charming Symphony showcases style and space throughout, having an impressive living and dining kitchen, four double bedrooms and three bathrooms. The reception hall opens into a useful study with a real feature of this detached home being the stunning open plan kitchen with dining and living rooms off. Also to the ground floor are a utility room and cloakroom.

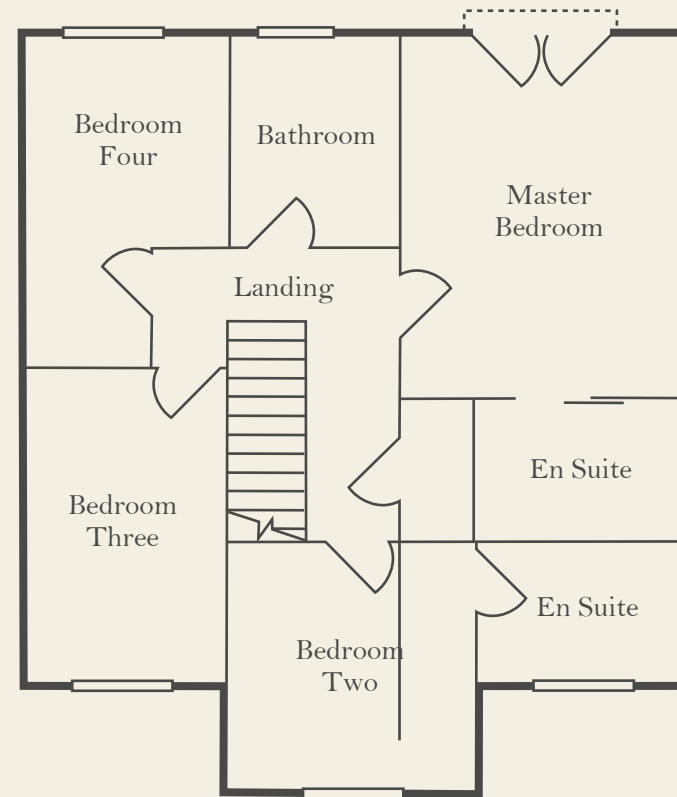
Upstairs, the part galleried landing leads off into the master suite, having a Juliette balcony overlooking countryside to the rear as well as a dressing room and en suite. The three further double bedrooms are serviced by a guest en suite and family bathroom. To the front is a detached single garage with tandem parking and landscaped gardens are set to the rear overlooking idyllic countryside views.



MELODY
DEVELOPMENTS
SYMPHONY



Sitting Room 4.42 x 3.44m (approx 14'6 x 11'3)
Dining Kitchen 8.16 x 3.52m (approx 26'9 x 11'6)
Study 2.48 x 2.42m (approx 8'1 x 7'11)
Utility 2.48 x 1.8m (approx 8'1 x 5'10)
Cloakroom 1.5 x 0.92m (approx 4'11 x 3'0)



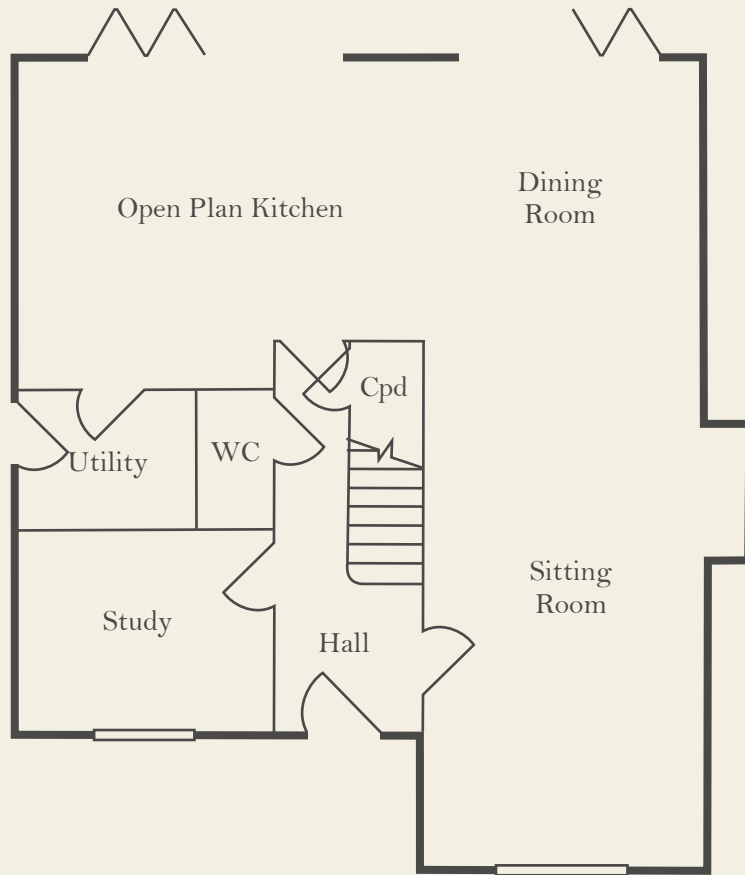
Master Bedroom 4.44 x 3.44m (approx 14'6 x 11'3)
En Suite 3.44 x 1.73m (approx 11'3 x 5'8)
Bedroom Two 2.99 x 2.93m (approx 9'9 x 9'7)
En Suite 2.49 x 1.58m (approx 8'2 x 5'2)
Bedroom Three 3.79 x 2.49m (approx 12'5 x 8'2)
Bedroom Four 4.05 x 2.49m (approx 13'3 x 8'2)
Bathroom 2.38 x 2.04m (approx 7'9 x 6'8)

LA SCALA

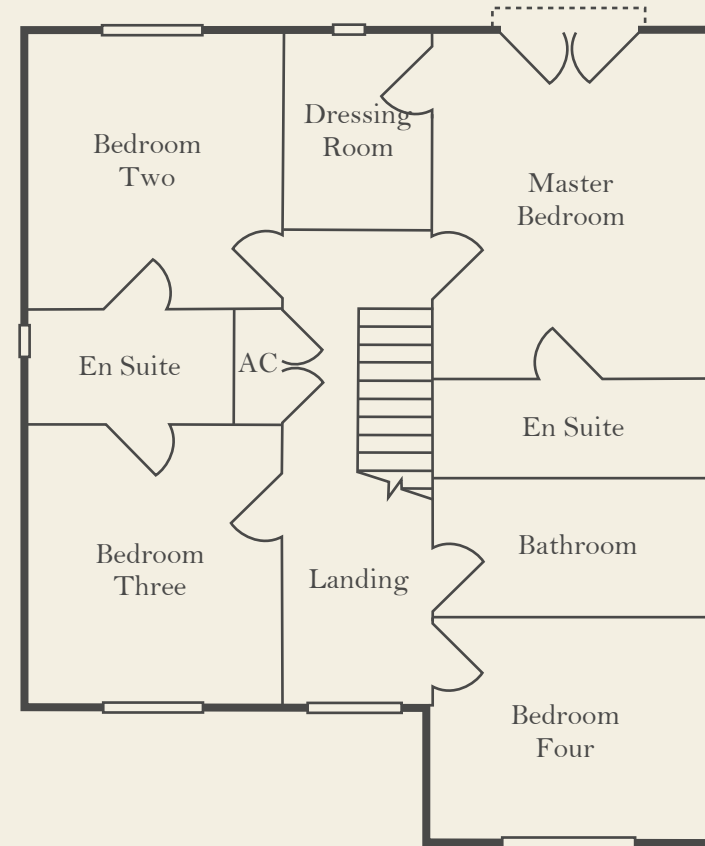


The elegant La Scala provides stunning open plan interiors, a dressing room and en suite to the master, a detached single garage and landscaped gardens. The reception hall leads off into a good sized lounge with traditional fireplace. The lounge leads into the open plan dining kitchen which extends across the width of the property and features bifold doors out to the gardens and there are also a study/playroom, utility and cloakroom to the ground floor.

The central first floor landing leads into a stunning master suite, benefitting from a private en suite and dressing room as well as a Juliette balcony overlooking the rear gardens and views beyond. Three further double bedrooms are serviced by a Jack & Jill en suite and family bathroom. There is a detached single garage with tandem parking to the front aspect and a landscaped terrace leads onto the gardens which provide an idyllic space for outdoor entertaining to the rear.



Sitting Room 6.13 x 3.44m (approx 20'1 x 11'3)
Dining Kitchen 4.42 x 3.44m (approx 14'6 x 11'3)
Study 3.13 x 2.43m (approx 10'3 x 7'11)
Utility 2.14 x 1.7m (approx 7'0 x 5'6)
Cloakroom 1.7 x 1.08m (approx 5'6 x 3'6)



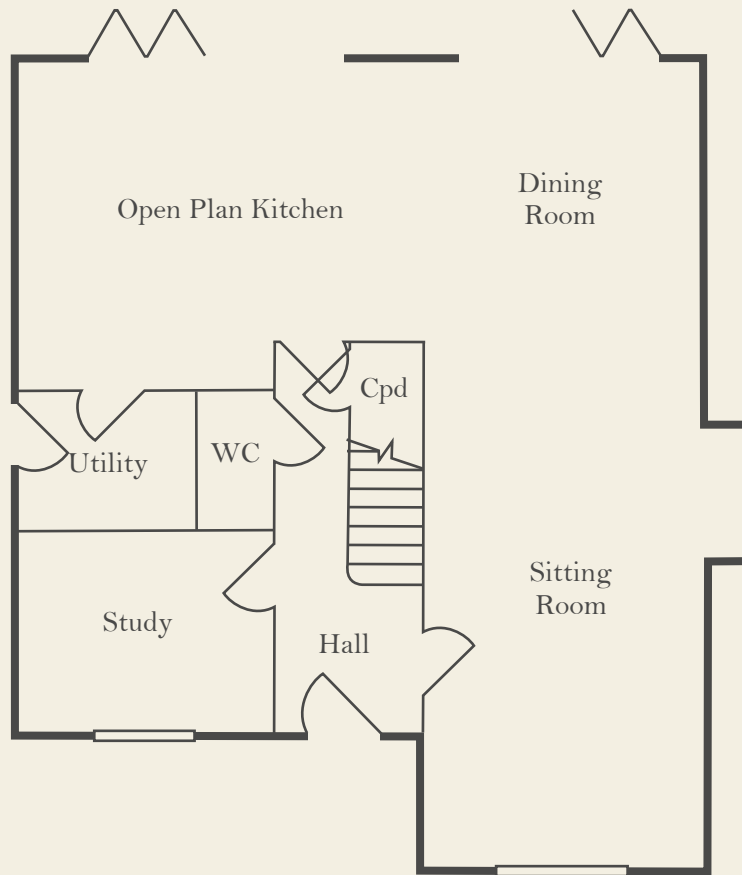
Master Bedroom 4.3 x 3.44m (approx 14'1 x 11'3)
En Suite 3.44 x 1.2m (approx 11'3 x 3'11)
Dressing Room 2.27 x 1.85m (approx 7'5 x 6'0)
Bedroom Two 3.4 x 3.13m (approx 11'1 x 10'3)
Jack & Jill En Suite 2.53 x 1.39m (approx 8'3 x 4'6)
Bedroom Three 3.4 x 3.13m (approx 11'1 x 10'3)
Bedroom Four 3.44 x 2.7m (approx 11'3 x 8'10)
Bathroom 3.44 x 1.7m (approx 11'3 x 5'6)

VIVALDI

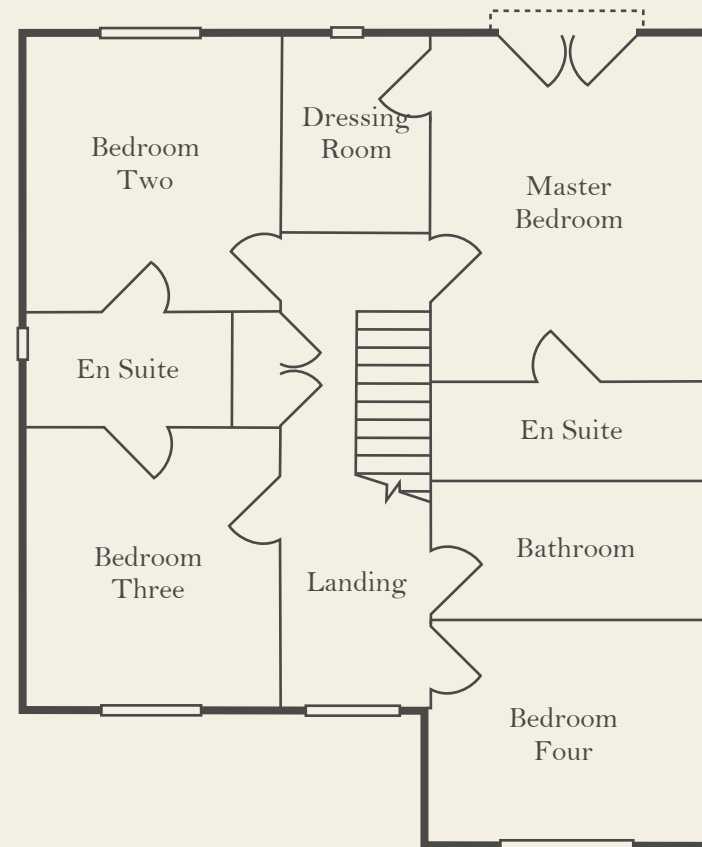


Enjoying a traditional appearance, Vivaldi showcases contemporary open plan interiors to the ground floor, a luxury master bedroom with dressing room and en suite and a detached double garage. The reception hall opens into a study/playroom and into the living room and open plan kitchen, which features a dining area extending across the rear of the property enjoying beautiful rural views. Also to the ground floor are a utility with stable door to the exterior and a guests cloakroom.

The central first floor landing leads into a stunning master suite, benefitting from a private en suite and dressing room as well as a Juliette balcony overlooking the rear gardens and views beyond. Three further double bedrooms are serviced by a Jack & Jill en suite and family bathroom. To the front is a detached double garage and parking and a landscaped terrace leads onto the gardens which provide an idyllic space for outdoor entertaining to the rear.



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Dining Kitchen 4.42 x 3.44m (approx 14'6 x 11'3)
Study 3.13 x 2.43m (approx 10'3 x 7'11)
Utility 2.14 x 1.7m (approx 7'0 x 5'6)
Cloakroom 1.7 x 1.08m (approx 5'6 x 3'6)



Master Bedroom 4.3 x 3.44m (approx 14'1 x 11'3)
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Bedroom Three 3.4 x 3.13m (approx 11'1 x 10'3)
Bedroom Four 3.44 x 2.7m (approx 11'3 x 8'10)
Bathroom 3.44 x 1.7m (approx 11'3 x 5'6)

ROSSINI

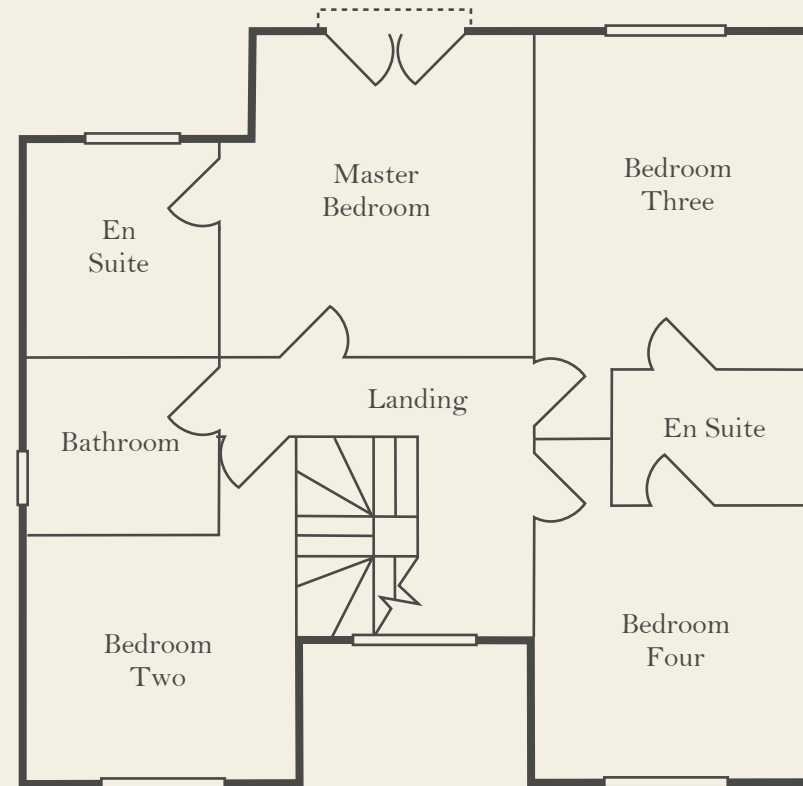
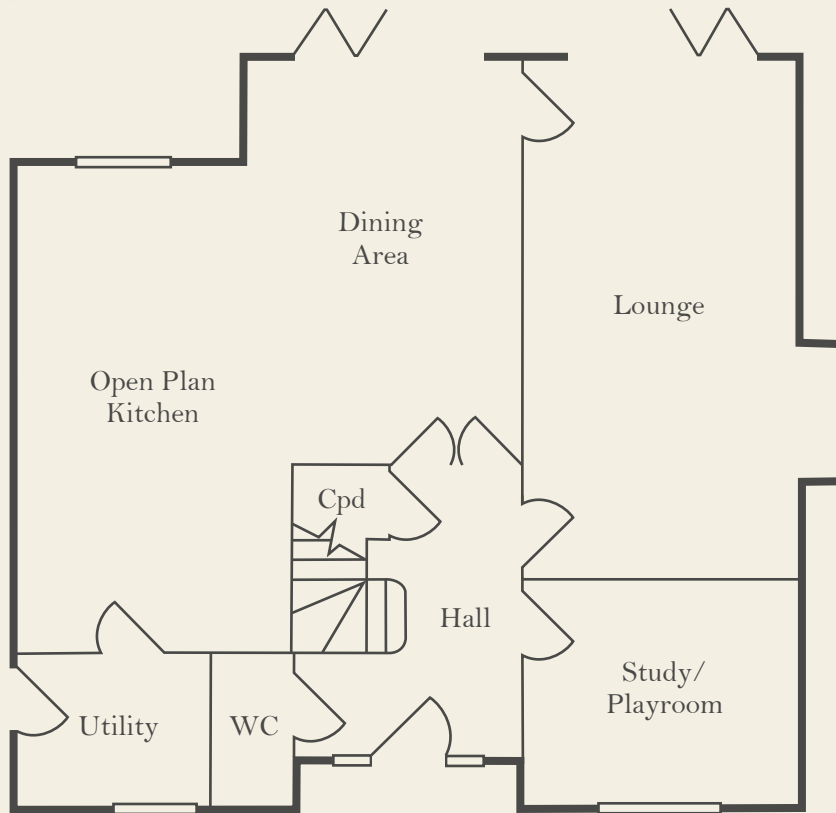


Set on the edge of High View is the beautifully designed Rossini, an executive double fronted detached home benefitting from expertly designed interiors to incorporate two reception rooms, superb double bedrooms and a detached double garage. The grand reception hall leads off into a study, spacious lounge and stunning open plan kitchen, with practical additions including a cloakroom and utility with access to the exterior.

The galleried landing leads off into four generous double bedrooms and a luxury family bathroom. The master suite which features a Juliette balcony overlooking stunning views also has use of a private en suite and a Jack & Jill En Suite services bedrooms two and three. Outside, a detached double garage and parking lies to the front, with landscaped gardens set to the rear.



MELODY
DEVELOPMENTS
ROSSINI



Lounge 6.36 x 3.22m (approx 20'10 x 10'6)
Open Plan Kitchen 5.91 x 3.22m (approx 19'4 x 10'6)
Dining Area 4.86 x 3.27m (approx 15'11 x 10'8)
Study 3.21 x 2.6m (approx 10'6 x 8'6)
Utility 2.32 x 1.7m (approx 7'7 x 5'6)
Cloakroom 1.7 x 0.9m (approx 5'6 x 2'11)

Master Bedroom 3.86 x 3.28m (approx 12'7 x 10'9)
En Suite 2.52 x 2.25m (approx 8'3 x 7'4)
Bedroom Two 3.97 x 3.22m (approx 13'0 x 10'6)
Jack & Jill En Suite 2.22 x 1.6m (approx 7'3 x 5'2)
Bedroom Three 3.25 x 3.22m (approx 10'7 x 10'6)
Bedroom Four 3.22 x 2.9m (approx 10'6 x 9'6)
Bathroom 2.25 x 2.1m (approx 7'4 x 6'10)



HIGH VIEW

PRICE LIST

PLOT 1 THE CHIMES AVAILABLE IMMEDIATELY O.I.E.O £825,000

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PLOT 2 SYMPHONY AVAILABLE IMMEDIATELY O.I.E.O £675,000

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PLOT 3 LA SCALA AVAILABLE IMMEDIATELY O.I.E.O £745,000

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PLOT 4 VIVALDI AVAILABLE 2023 O.I.E.O £745,000

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PLOT 5 ROSSINI AVAILABLE 2023 O.I.E.O £850,000

VIEWING STRICTLY BY APPOINTMENT WITH PARKER HALL T 01283 575 000