

# Vivaldi

High View   Abbots Bromley



# Vivaldi

High View Lichfield Road Abbots Bromley

Set on the private cul de sac of High View amidst four similar executive detached homes is Vivaldi, an exceptional detached new build home set within the desirable village of Abbots Bromley.

Enjoying a traditional exterior and an excellent specification throughout, Vivaldi offers contemporary and beautifully appointed interiors to the ground floor and a peaceful setting overlooking open countryside views to the rear, all within a few minutes' walk of the village centre.

- Executive Detached Village Residence
- 2024 Build with 10 year NHBC Warranty
- Private Lane & Countryside Views to Rear
- Open Plan Living & Dining Kitchen
- Twin Bifold Doors out to the Rear Garden
- Spacious Lounge, Study, Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite, Dressing Room & Juliette Balcony
- Family Bathroom & Jack & Jill En Suite
- Detached Double Garage & Parking for Four + Vehicles & EV Charging Point
- Private Rear Garden with Open Aspect
- Desirable Village Setting

The **Reception Hall** features a contemporary oak and glass staircase rising to the first floor accommodation, with oak doors opening into a versatile **Study/Playroom** and to a spacious **Sitting Room**, having a character fireplace with wood burning stove inset. In turn, a door opens into the **Open Plan Living & Dining Kitchen**.

The **Kitchen** is finished to a superb standard, having quality integrated appliances including larder fridge and freezer, twin ovens, induction hob and a wine fridge, as well as an Insinkerator and a boiling water tap. Quartz work surfaces offer plenty of workspace and a breakfast bar to the island, and twin sets of bifold doors extend across the rear opening out to the gardens.

Also to the ground floor are a utility with stable door to the exterior and a guests cloakroom, and the ground floor accommodation is serviced by under floor heating throughout.



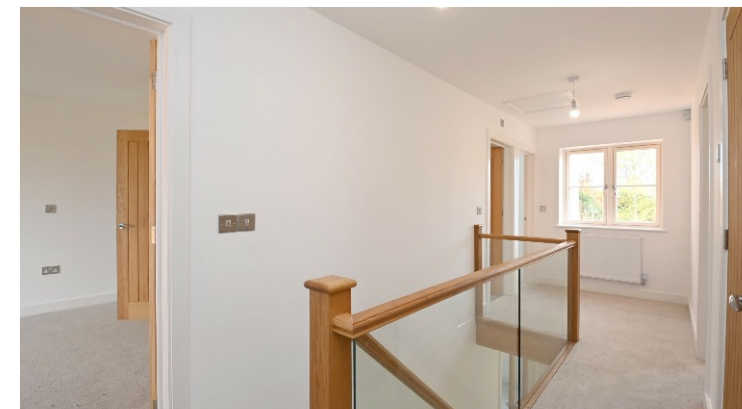




An oak and glass staircase rises to the first floor **Part Galleried Landing**, where there is a window overlooking the open aspect to the front and double doors open into the **Airing Cupboard**. There is also access to the loft.

Oak doors open into the bedrooms, the first of which being a **Master Suite** with a Juliette Balcony overlooking the gardens and rural views beyond. The principal bedroom is also serviced by a private **En Suite** and a separate **Dressing Room**.

Three **Further Double Bedrooms** are accessed from the landing, two of which share a **Jack & Jill En Suite**. Alongside the en suites, the four piece **Family Bathroom** features a Villeroy & Boch suite with vanity wash basin, WC, bidet and a striking freestanding bathtub.



# Abbots Bromley

Vivaldi is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque 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 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 Abbotsholme, 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 Allynnes 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.



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in Village Centre  
Hoar Cross Hall/Deer Park Farmshop: 3 miles



Lichfield Rail Station: 12 miles  
Rugeley Rail Station: 5 miles



Birmingham City Centre: 30 miles  
Derby City Centre: 23 miles  
Stafford Town Centre: 13 miles



Blithfield Reservoir: 2 miles  
Cannock Chase: 7 miles



Birmingham Airport: 31 miles  
Manchester Airport: 60 miles



Floor Area: 1690 ft<sup>2</sup> / 157 m<sup>2</sup>

### Ground Floor

**Sitting Room** 6.8 x 3.37m (approx 22'3 x 11'0)

**Dining Kitchen** 8.56 x 3.68m (approx 28'1 x 12'1)

**Study** 3.01 x 2.37m (approx 9'10 x 7'9)

**Utility** 2.08 x 1.66m (approx 6'9 x 5'5)

**Cloakroom** 1.7 x 1.08m (approx 5'6 x 3'6)

### First Floor

**Master Bedroom** 4.15 x 3.38m (approx 13'7 x 11'1)

**En Suite** 3.36 x 1.22m (approx 11'0 x 4'0)

**Dressing Room** 2.33 x 1.78m (approx 7'7 x 5'10)

**Bedroom Two** 3.37 x 3.1m (approx 11'0 x 10'2)

**Jack & Jill En Suite** 2.46 x 1.37m (approx 8'0 x 4'6)

**Bedroom Three** 3.32 x 3.06m (approx 10'10 x 10'0)

**Bedroom Four** 3.36 x 2.63m (approx 11'0 x 8'7)

**Bathroom** 3.44 x 1.7m (approx 11'3 x 5'6)

**Landing** 5.87 x 1.8m (approx 19'3 x 5'10)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+   | A             |         | 89 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**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.