



The Old Post Office, High Street, Abbots Bromley, WS15 3BL



Residing within an exceptional 0.2 acre garden plot is The Old Post Office, a characterful period home showcasing a wealth of character throughout, four double bedrooms and an electric gated driveway and ample parking to the rear. Holding a prime setting in the heart of this popular village, The Old Post Offers offers generously proportioned interiors ideal to suit a growing family, with a wealth of original features complemented by a spacious open plan dining kitchen and modern bathrooms. To the ground floor there are two generous reception rooms showcasing feature fireplaces and impressive tall ceilings and an open plan family dining kitchen, leading to a

boot room, utility and cloakroom offering plenty of functional space. There are four double bedrooms set to the first floor serviced by a family bathroom, as well as a ground floor shower room which doubles as a guests cloakroom. Outside, the gardens extend to a superb size, being immaculately tended and offering plenty of working and entertaining space whilst enjoying the pleasantly peaceful setting. There is gated access to the side leading out to the front of the property, and access through Marcia Rice Court leads to double electric gates and a private driveway with parking for a number of vehicles. Due to the size of the gardens there is plenty of potential to

Extend the parking further or even add a garage or car port (subject to relevant permissions).

The property lies in the character heart of Abbots Bromley, enjoying a prime setting with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the handsome 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.



- Characterful Village Home
- 0.2 Acre South Facing Gardens
- Electric Gated Driveway to Rear
- Generously Proportioned Family Interiors
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Boot Room, Utility & Rear Hallway
- Four Excellent Double Bedrooms
- Modern Family Bathroom
- Ground Floor Shower Room
- Extensive & Mature Rear Garden
- Cellar & Versatile Outbuildings
- Gated Parking for Numerous Vehicles
- Double Glazed Windows & Mains Gas Central Heating
- Desirable Village Location
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

From the front aspect, there is access in to the Sitting Room via the original front door, with a gate opening to a walkway leading to the rear aspect. A composite entrance door opens into:

Boot Room 3.08 x 2.02m (approx. 10'1 x 6'7)
A spacious welcome to this family home, having vaulted ceilings, a skylight and a window to the rear. The hallway leads into a **Utility** and **Cloakroom**, and a door opens in turn into:



garden views to the rear, a comprehensively fitted kitchen and a dining/living area. The kitchen comprises a range of wall and base units with wood finish work surfaces over, housing an inset ceramic one and a half sink with side drainer and integral appliances including dishwasher, fridge freezer, Rangemaster gas hob and Stoves oven. An island houses a breakfast bar as well as further workspace and storage and the kitchen has tiled splash backs, exposed ceiling beams and a feature fireplace housing a traditional gas stove with beam lintel over. A door opens into:

Lounge 5.53 x 3.56m (approx. 18'1 x 11'8)

A spacious reception room having impressive tall ceilings, a sash window to the front, original exposed beams and an open brickwork fireplace with a fuel-efficient gas fire and reclaimed lintel over

From the kitchen, a door opens to the **Inner Hall** having automatic lighting, stairs rising to the first floor landing and doors off into:

Sitting Room 5.07 x 3.58m (approx. 16'7 x 11'9)

The front door opens into this spacious reception room, having sash windows to the front aspect, exposed beams and a traditional Villager gas stove set to tiled hearth with reclaimed beam lintel above

A door from the kitchen leads into this versatile working area, comprising **Cloakroom** 1.47 x 1.44m (approx 4'10 x 4'8) and ample space for coats and shoes, a **Boot Room** and:

Utility 1.93 x 1.60m (approx. 6'4 x 5'2)

A fitted worktop houses spaces for a washing machine and tumble dryer, and the Worcester mains gas boiler is housed in here

Shower Room 2.43 x 1.53m (approx. 7'11 x 5'0)

Doubling as a Guests WC this ground floor shower room comprises a modern suite fitted with pedestal wash basin, low level WC and shower cubicle, with half tiling to walls, tiled flooring and a heated towel rail





Stairs rise to the **First Floor Landing**, having window to the rear, loft access point and character doors opening into:

Master Bedroom 5.69 x 3.58m (approx. 18'7 x 11'8)
A spacious principal bedroom having a range of fitted wardrobes and a window to the front

Bedroom Two 5.29 x 2.66m (approx. 17'4 x 8'8)
Having window to the rear and mirrored fitted wardrobes

Bedroom Three 3.75 x 3.73m (approx. 12'3 x 12'2)
With window to the front aspect

Bedroom Four 3.72 x 3.04m (approx. 12'2 x 9'11)
A fourth double room having a window to the front

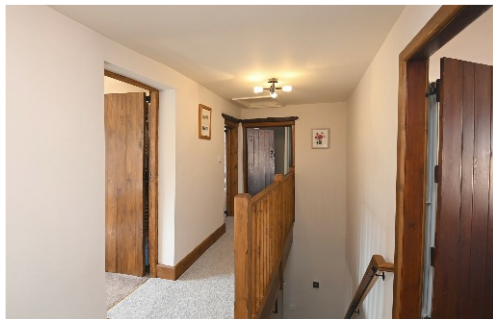
Bathroom 3.60 x 2.47m (approx 11'9 x 8'1)
Fitted with a modern suite comprising pedestal wash basin, low level WC and double ended bathtub, with an obscured window to the rear, half tiling to walls and a heated towel rail

Lower Ground Floor Cellar

Stairs leads down from the Inner Hall to the cellar, comprising of two storage rooms:

Room One 3.23 x 2.44m (approx. 10'7 x 8'0)

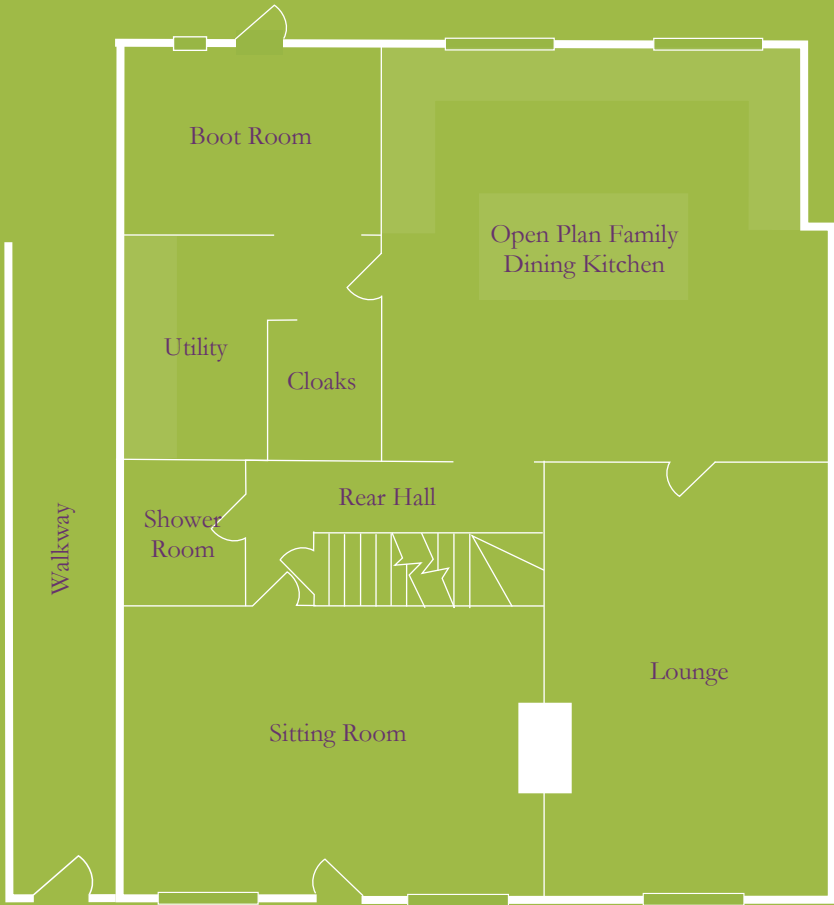
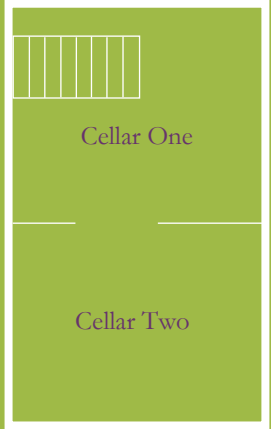
Room Two 3.22 x 2.28m (approx. 10'6 x 7'5)





Outbuilding/
'Sorting Office'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Outside

Leading from Marcia Rice Court, **Double Electric Gates** open into a **Generous Gravel Driveway** providing parking for a number of vehicles. there is potential to extend the parking or to add a garage/ car port (subject to relevant permissions) and a gravel path leads from the drive to the property

South Facing Gardens

Extensive and mature gardens extend to the rear totalling **0.2 Acre**, being laid to a block paved patio, covered veranda and established lawns. Beautifully maintained borders are serviced by an automated watering system, and an area to the top of the garden houses a greenhouse (as separate negotiation) and raised produce beds. A brick **Outbuilding** 3.85 x 3.35m (approx. 12'7 x 10'11), formerly the sorting office for the post office, provides a useful storage space or potential for conversion into an entertaining space or home office (subject to relevant permissions), and there is an additional **Gardeners WC**



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.