

Stonewood Manor

Manor Walk Kings Bromley Staffordshire



 Parker
Hall

Independent Estate Agents

Stonewood Manor

Manor Walk Kings Bromley DE13 7JB

Holding an enviable setting on the exclusive Manor Walk is Stonewood Manor, an exceptional countryside residence residing within 0.7 acre grounds, home to extensive family accommodation including four reception rooms, five double en suite bedrooms and a superb triple bay coach house with studio above. Completed in 2012 to an exceptional standard, this traditionally styled residence has been finished in a regal Elizabethan style, showcasing a wealth of exposed beams and oak framing, Hollington stone mullion windows and herringbone brickwork.

The interiors are presented to a superb standard, having a quality kitchen and modern bathrooms, with extensive and versatile accommodation ideal to suite a growing family also requiring home office space, or the potential for multigenerational living. Four well proportioned reception rooms are complemented by five double en suite bedrooms, and the lower ground floor is laid to a superb leisure complex having a games room, cinema suite and home gym. Stonewood Manor presents the rare opportunity to acquire a property of such exceptional calibre in this sought after setting, where the well-connected location complements tranquil countryside living.

- Magnificent Countryside Residence
- Secluded 0.7 Acre Grounds & Orchard
- Exclusive Manor Walk Setting
- Impressive Reception Hall & Galleried Landing
- Four Reception Rooms, Breakfast Kitchen
- Laundry, Two Cloakrooms
- Games Room, Cinema Room & Gym
- Five Double En Suite Bedrooms
- Detached Triple Bay Coach House with Studio Above
- Premier Finish & Wealth of Character
- Well Placed for Local Amenities

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Stonewood Manor is set on the regal Manor Walk, a highly desirable a secluded private setting home to a collection of prestigious and individual countryside residences. The lane lies on the outskirts of the rural village of Kings Bromley, having amenities including a country pub, All Saints Church, a village hall and the show field and cricket ground all within walking distance.

The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, Abbots Bromley and Repton.

Further amenities can be found just five miles away in the Cathedral City of Lichfield where the historic centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and the renowned Beacon Park.

For commuters, two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive.

For local leisure pursuits, Hoar Cross Hall and the FAs St George's Park both offer spas and members only gyms, and both the Peak District National Park and Cannock Chase can both be reached in a short drive.



Village Centre & Amenities: 0.5 miles



Lichfield Rail Station: 8 miles
Burton on Trent Rail Station: 12 miles



Birmingham City Centre: 25 miles
Derby City Centre: 22 miles
Nottingham City Centre: 40 miles



Peak District National Park: 20 miles
Cannock Chase: 10 miles



Birmingham Airport: 25 miles
Manchester Airport: 70 miles

A stone pillared porch leads into the grand **Reception Hall**, which features an oak staircase and galleried staircase rising to the first floor. Under floor heating extends throughout the ground floor, and the hallway has flagstone style flooring and oak thumb latch doors leading into the first of two Cloakrooms, and into three of the reception rooms.

The formal **Lounge** has French doors opening out to the rear gardens and a feature carved stone fireplace with wood burning stove inset, and a Study to the front aspect offers an ideal home office or playroom.

A formal **Dining Room** has access out to the rear gardens and full height oak framed windows as well as a brickwork inglenook housing a wood burning fire, and doors from both the dining room and hall lead into the kitchen.

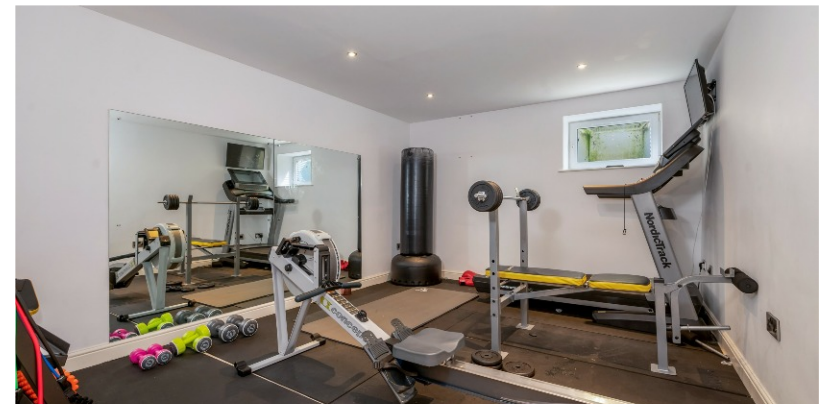
Extending to a superb size, the **Breakfast Kitchen** is fitted with a range of in frame units with expansive granite worktops over, having integrated appliances including dishwasher, fridge and freezer, as well as spaces for an American fridge freezer and range cooker. Oak framed glazed double doors open through to a **Garden Room**, a versatile fourth reception room having oak bifold doors opening out to the walled rear gardens. Also from the kitchen is a **Laundry Room** with a door opening into a second **Cloakroom**.







Limestone steps lead down to the **Lower Ground Floor** level, where a superb **Games Room** leads into two further versatile living spaces currently laid out as a **Cinema Room** and **Gym**. Please note, the fittings including the cinema screen and gym equipment is available by separate negotiation

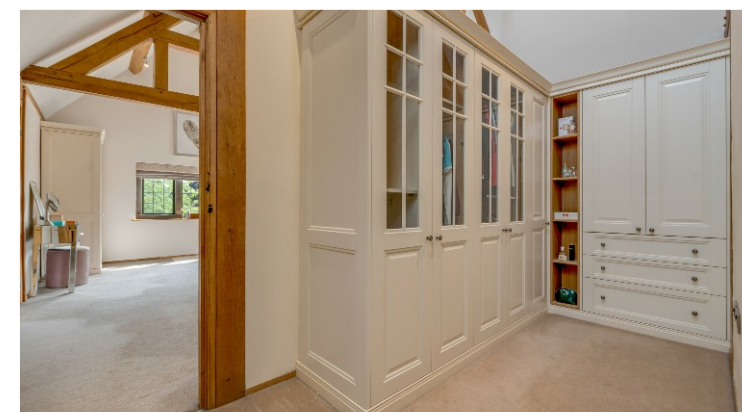




A solid oak staircase ascends to the magnificent first floor **Landing**, an impressive space having a wealth of timber framing, exposed beams and double height vaulted ceilings. From the landing there is a Walk in Wardrobe, and oak thumb latch doors lead into four double bedrooms.

The principal suite overlooks pleasant views to the front, having stone mullioned windows and vaulted ceilings. A door opens into the **Dressing Room** which is fitted with a range of wardrobes and storage and leads in turn into the luxurious **En Suite Bathroom**, having a walk in shower and double ended bathtub.

Three further double en suite bedrooms are accessed from the landing, with one of the bedrooms having a spiral staircase rising to a mezzanine level above. From the main landing, stairs continue to the **Second Floor Landing**, which is laid to a **Fifth Double Bedroom** suite having **En Suite Bathroom**.





Outside, Stonewood Manor is approached via the private Manor Walk, where there is access into a pleasant **0.2 Acre Orchard** to the front.

A brick pillared entrance and electric gates opens into the driveway where there is parking for numerous vehicles, as well as access via electric doors into the **Triple Bay Coach House** with versatile **Studio** above, offering an ideal space for conversion into ancillary accommodation (subject to relevant permissions).

The **Formal Gardens** extend to **0.5 Acre** and feature character walls to the boundaries, being a fabulous space having an Indian stone terrace with inbuilt **Jacuzzi** and a **Bar** with integral drinks fridge. The grounds enjoy tranquillity and are bordered by mature woodland providing plenty of privacy to all sides.



Floor Area: 4,833 ft² / 449 m²

Ground Floor

- Reception Hall 5.0 x 4.2m (approx. 16'3 x 13'9)
- Sitting Room 6.3 x 4.4m (approx. 20'8 x 14'4)
- Study 4.4 x 3.5m (approx. 14'3 x 11'4)
- Dining Room 5.2 x 3.8m (approx. 16'11 x 12'6)
- Breakfast Kitchen 7.4 x 4.6m (approx. 24'2 x 14'11)
- Family Room 4.6 x 4.1m (approx. 15'1 x 13'4)
- Utility 3.0 x 2.2m (approx. 9'11 x 7'3)

Lower Ground Floor

- Games Room 6.6 x 4.0m (approx. 21'9 x 13'0)
- Cinema Room 6.3 x 4.4m (approx. 20'8 x 14'4)
- Gym 4.4 x 3.5m (approx. 14'4 x 11'5)

First Floor

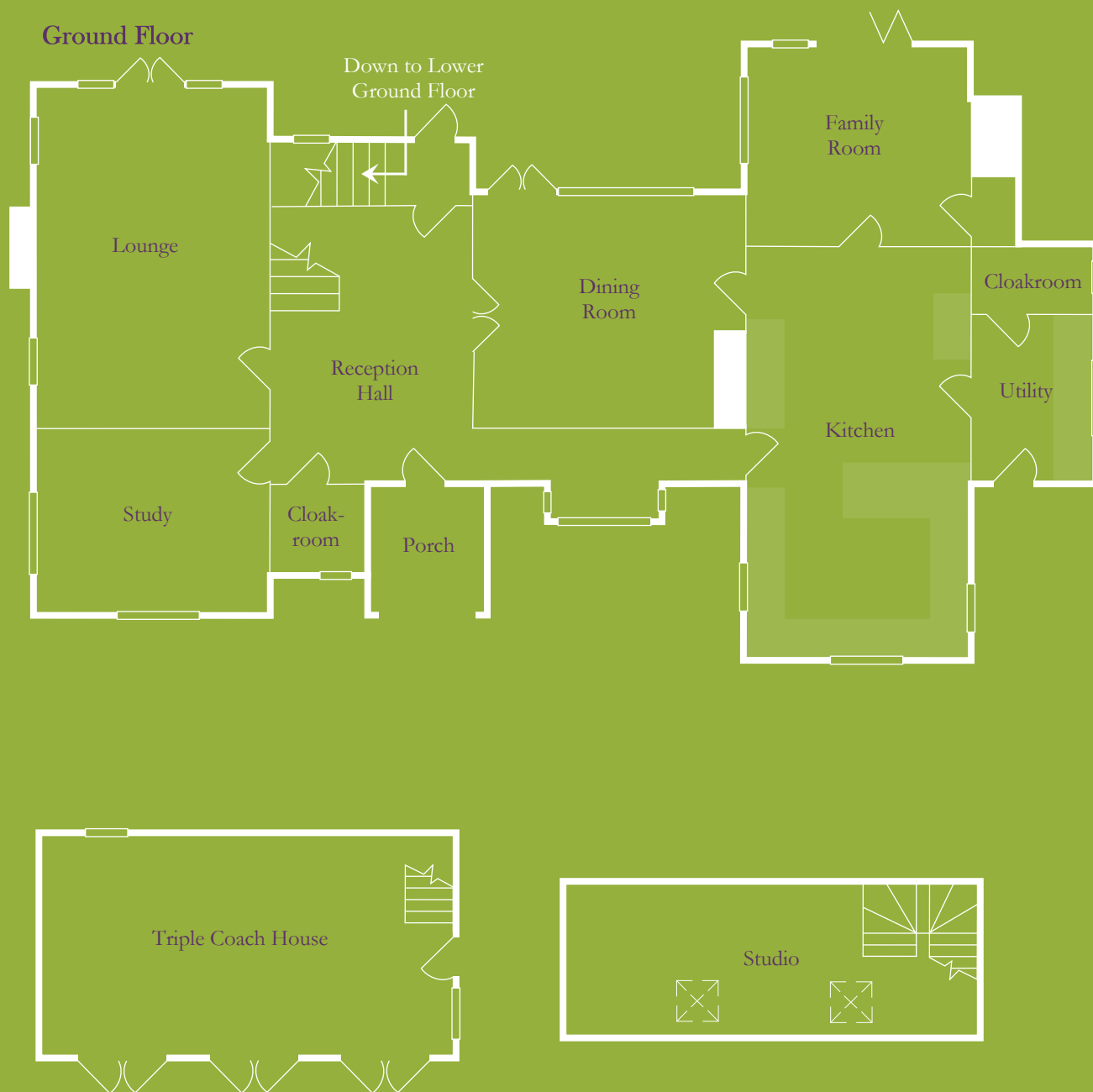
- First Floor Landing 6.1 x 4.2m (approx. 20'2 x 13'8)
- Master Suite 5.6 x 4.4m (approx. 18'4 x 14'3)
- Dressing Room 4.4 x 1.9m (approx. 14'4 x 6'1)
- Bedroom Two 4.6 x 4.1m (approx. 15'1 x 13'4)
- Bedroom Three 4.6 x 3.6m (approx. 15'1 x 11'11)
- Bedroom Four 3.8 x 3.5m (approx. 12'6 x 11'4)
- Walk in Wardrobe 2.3 x 2.2m (approx. 7'6 x 7'4)

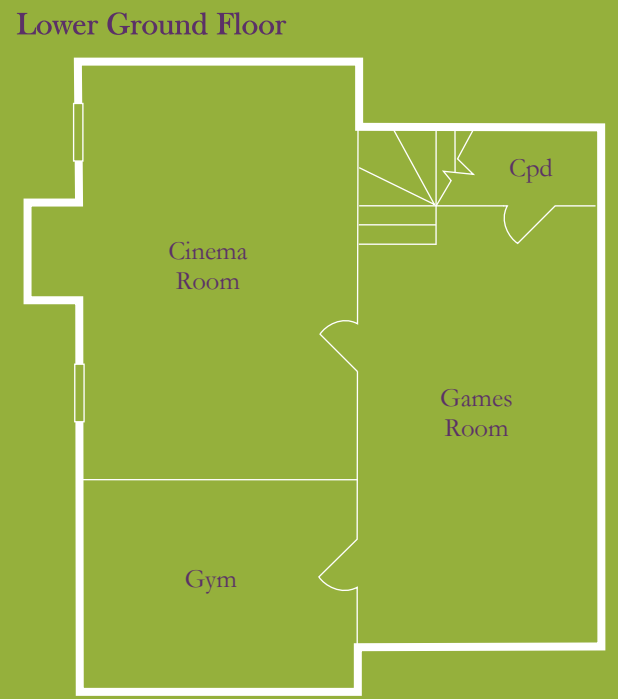
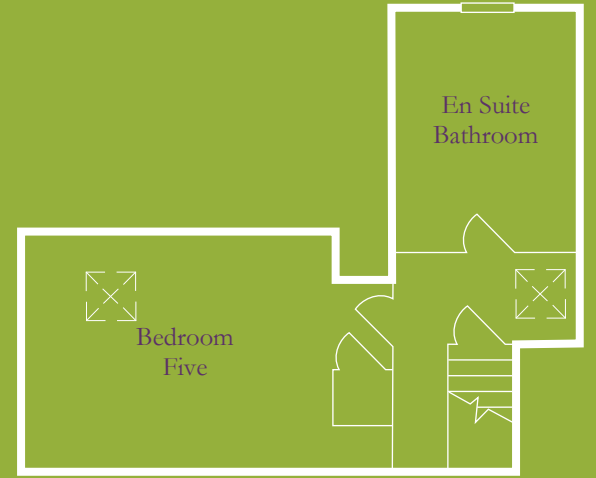
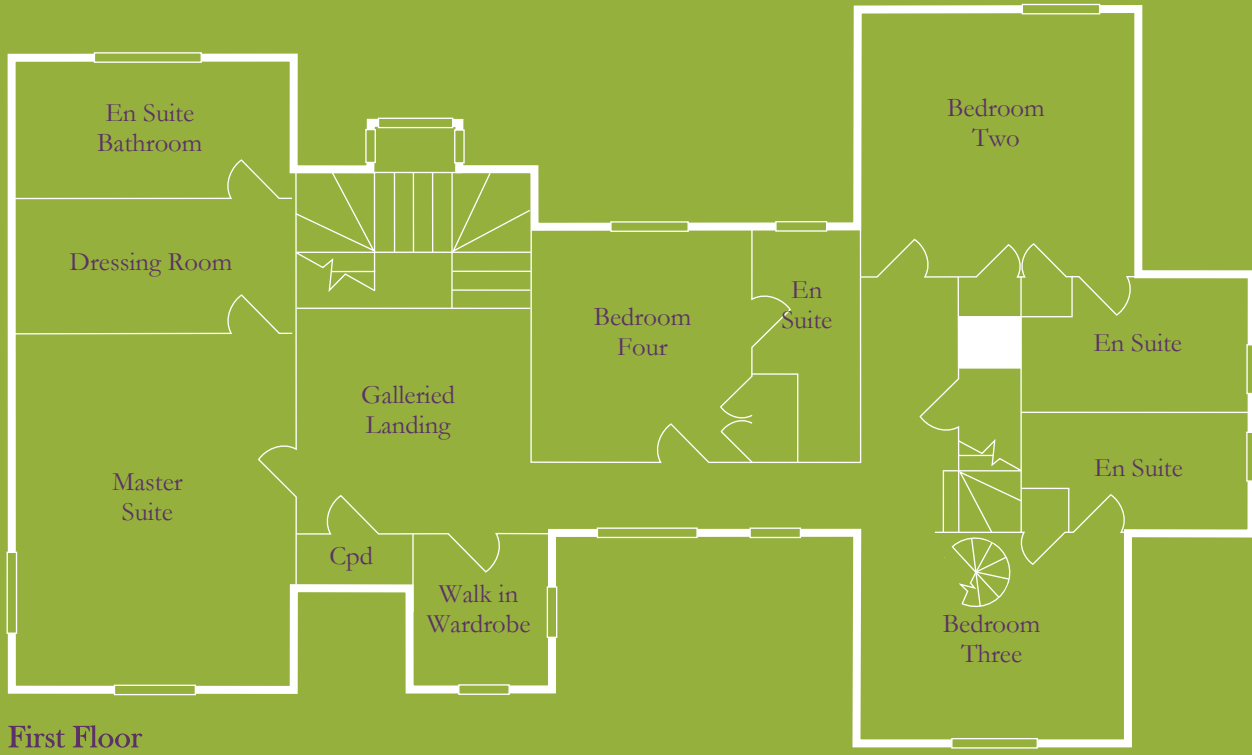
Second Floor

- Bedroom Five 4.9 x 3.7m (approx. 16'0 x 12'2)

Coach House

- Triple Garage 10.1 x 5.5m (approx. 33'2 x 17'11)
- Studio Above 10'1 x 3.8m (approx. 22'3 x 12'4)





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



 **Parker
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Independent Estate Agents

visit us:



The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ



Mercia Marina
Findern Lane
Willington
DE65 6DW

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 /parkerhallestateagents

 @ParkerHallEstateAgents

T 01283 575 000

W www.parker-hall.co.uk

E relax@parker-hall.co.uk