

Abbots Bromley Road

Hoar Cross, Burton-on-Trent, DE13 8RB

John 
German





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£900,000



A delightful character property enjoying a wonderful location in highly regarded Hoar Cross with southerly aspects over attractive rural countryside including attractive landscaped gardens, fenced paddock and timber stables.

The hamlet of Hoar Cross is best known for the spa at historic Hoar Cross Hall and is set in wonderful Staffordshire countryside yet very accessible to Lichfield, Burton on Trent and the A38.

The property lies within walking distance of the Hall, Meynell Arms and Deer Park with a network of public paths also on the doorstep.

The recently refurbished and attractive accommodation is approached via an enclosed porchway with entrance door leading into a spacious L-shaped reception hall having natural stone flooring, part vaulted ceiling with exposed timbers and brick work plus stairs off. There is a utility/cloakroom which has fitted base and wall units with oak worktops, appliance spaces with plumbing for an automatic washing machine and a separate screened WC together with inset Belfast sink with chrome mixer tap and stone slab flooring.

Attractive engineered oak flooring has been laid to the three principal reception rooms together with the garden room which also has under floor heating.

The garden room has a solid roof with exposed timbers, double glazed windows and French doors affording access and views over the garden to the south.

There is a very spacious dining room with a door giving access to a separate family room/office which also connects to the delightful and spacious living room flooded with natural light from dual aspect windows. A brick fireplace has an oak mantel shelf above and houses an inset log burner and there is a useful under stairs storage cupboard. A large picture window and deep bay with French doors leads onto the garden taking advantage of the wonderful southerly aspect and open views beyond.

The breakfast kitchen has an extensive range of base and wall units together with roll edge work surfaces incorporating an inset stainless steel one and a half bowl sink with mixer tap and tiled splash backs. There is a tiled recess housing a Rangemaster dual fuel range cooker with extractor hood over, further appliance spaces with plumbing for a dishwasher, tiled flooring, exposed beams and dual aspect windows with pleasant views.

To the first floor an L-shaped landing has oak balustrade and exposed timber work, a velux roof light over and superb built in triple wardrobes. The master bedroom has multiple fitted wardrobes, useful eaves storage and a window to the south aspect overlooking the gardens and fields with views to the church. This is served by a luxury en suite bathroom having bath in tiled surround with chrome mixer tap and shower unit, illuminated glazed shelves to recess, fitted unit with inset wash hand basin having tiled splash backs and integrated WC plus a chrome heated towel rail and velux window.

There are two further very attractive double bedrooms each with vaulted ceilings and exposed woodwork, one houses a fitted heated airing cupboard. Both are served by a luxury fitted bath/shower room that has a sunken feature bath to tiled recess with centre fill mixer tap, fitted units incorporate a WC and twin mounted wash hand basins each with separate chrome mixer taps and tiled splash backs. There is a deep walk-in tiled shower in glazed enclosure, a chrome heated towel rail, tiled floor and velux roof light.

A private drive approach winds past the fenced paddock with gate giving access to an extensive gravelled parking and manoeuvring space flanked by ornamental borders.

The overall plot extends to approximately 0.85 acres with a fenced paddock to the east served by a useful timber stable and tack room having concrete hardstanding to the fore and electric lighting.

The main garden is laid to lawns with attractively planted and mature borders. It lies on the south aspect adjacent to open countryside enjoying fabulous views with Hoar Cross church in the distance.

An attractive patio with raised borders provides a wonderful outdoor entertaining space whilst the additional patio in the south aspect has electric sun awning with direct access from both the living room and garden room.

Note: The property is in a conservation area.

The property has the benefit of a newly fitted Worcester Bosch Green Star Oil Boiler.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains electricity and water. Oil fired central heating. Drainage is to a shared septic tank system. No mains gas. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/04052023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F



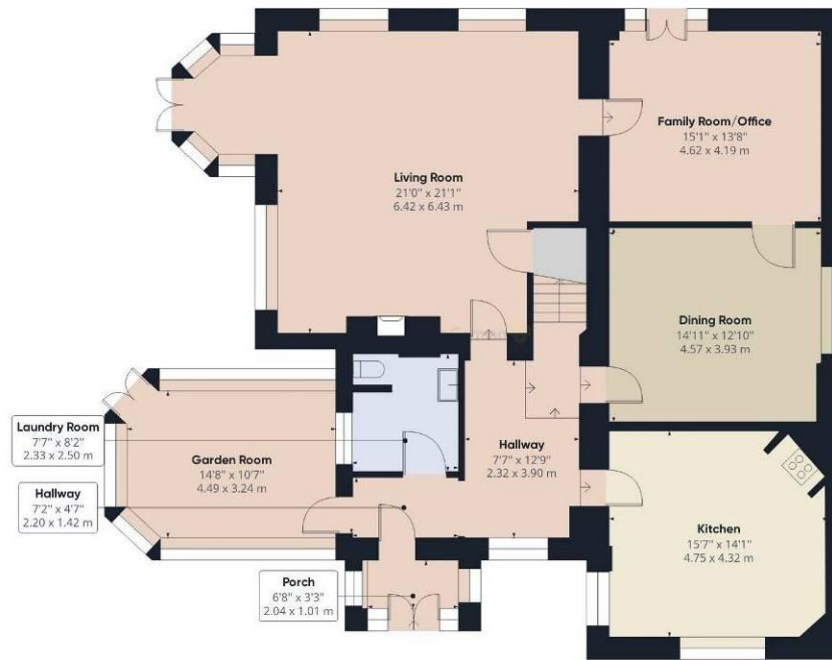












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2075.46 ft²
192.82 m²

Reduced headroom

60.15 ft²
5.59 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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