

Main Street

Clifton Campville, B79 0AT

John German



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Tamworth, B79 0AT

£695,000

A traditional beauty with a seamless dash of contemporary open plan living space, this double fronted family home has undergone thoughtful extension and improvement and also enjoys a lovely village setting. With good size private gardens and double garage with extensive parking, viewing as always is a must.

Clifton Campville is a small rural village to the south-east corner of Staffordshire, close to the borders of Derbyshire, Leicestershire and Warwickshire. It lies on the River Mease approximately 10 miles east of the city of Lichfield, 6 miles west of Measham and 7 miles north of Tamworth. The village has a truly rural feel and has a parish church dedicated to St Andrew which is a Grade I listed building and the village school is St Andrews Church of England. Clifton Campville lies on the doorstep of the M42 which provides swift and easy access to Tamworth and Birmingham and links in perfectly with the M1 leading to Leicester and Nottingham together with East Midlands and Birmingham airports close at hand. This property falls into the catchment area for St. Andrew's Primary School located within Clifton Campville itself and was awarded outstanding in its latest Ofsted report and for secondary education, the catchment area is The Rawlett School in the nearby town of Tamworth.

Sitting proudly, slightly elevated and hidden away behind mature hedgerow lies this fabulous family forever home. There is an expansive driveway coupled with double garage and set beneath a sheltering storm canopy porch lies a classical panelled entrance door that opens to reveal a welcoming reception hallway, with tiled flooring and original sweeping balustraded staircase.

On your right is a versatile bay windowed reception that has a range of bespoke fitted full height bookcases and cabinets wrapping around two sides of the room, currently utilised as a family room and home office it is perfect for any use.

Next is the living room, finished in moody and cosy dark blue tones with mellow oak flooring underfoot, and a beautiful fireplace with inset log burner providing you with a warming focal point. A walk in bay window completes the room.

The owners have thoughtfully extended and created a contemporary open plan social family living space, seamlessly blending living, dining and kitchen into one large area. The living dining area has two fabulous twin sets of bi-fold doors which both fold fully back to welcome the outside in, creating a superb summer entertaining space. Set within this room is the feature of the original well, set behind glass with lighting. At the heart of the home is an amazing timeless traditional shaker style bespoke kitchen from Holme Tree kitchens of Ashby, with heaps of clever storage with solid timber countertops, family breakfast bar area and inset Belfast style sink. There are some original exposed beams in the kitchen and also an old range cooker creates a decorative centre point.

Off the kitchen is a well proportioned laundry room with further storage and a beautifully appointed guest cloakroom with feature oak worktop with wash hand bowl set atop.

Return to the hall and upstairs you will find a landing with window, view over the countryside, and leading off are four double bedrooms. Bedroom one and two enjoy that rural view and bedroom one has the benefit of an ensuite shower room with WC and wash hand basin, partially completed it has space for a shower of your own choosing, offering any buyer the potential for personalisation.

The large family bathroom really does not disappoint, it features a freestanding roll top bath, a large walk-in rainfall shower with glazed shower screen, WC and a beautiful reclaimed and repurposed sideboard with two inset wash hand basins. There is a large period style tall ladder towel radiator.

Outside, large sweeping driveway provides plenty of parking possibilities and a detached double garage alongside brick and tile outbuildings, providing excellent storage and secure parking. Gated side access takes you to the rear of the property, and here you will find mature lawned gardens with planted borders and twin patios finished in Indian sandstone and timber decking.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band F

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

Our Ref: JGA22102024

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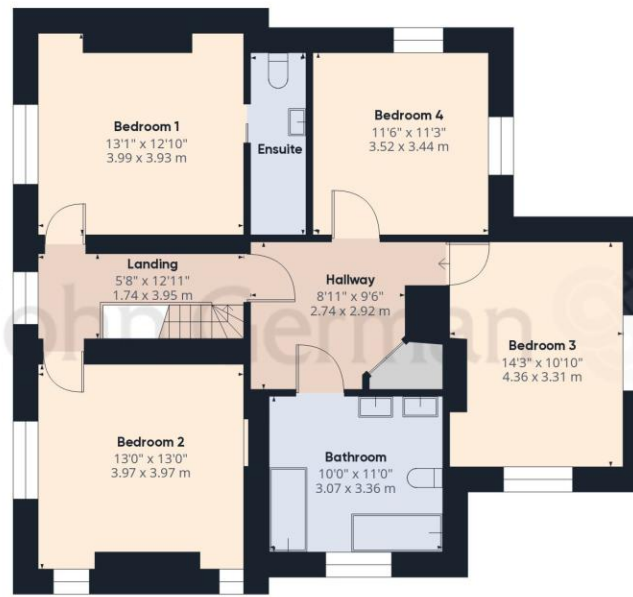


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2171.52 ft²

201.74 m²

Reduced headroom

158.98 ft²

1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

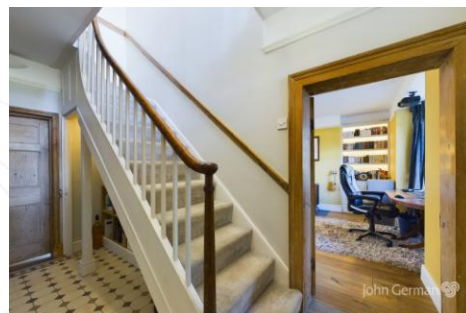
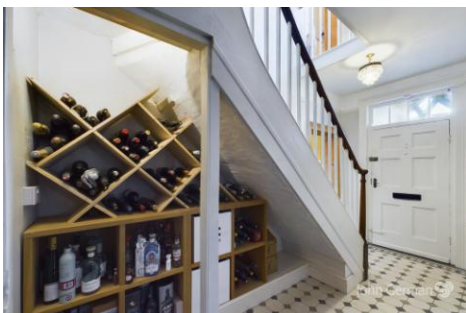
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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