



AN ENCHANTING, CHARACTER HOME WITH FAR REACHING VIEWS

HILLTOP, COLDHAM, BREWOOD, STAFFORD, ST19 9BJ



AN ENCHANTING, CHARACTER HOME WITH FAR REACHING VIEWS, TENNIS COURT AND STABLES WITH PADDOCK

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ST19 9BJ

3 reception rooms ♦ Kitchen/breakfast room & pantry ♦
Study ♦ 5 bedrooms (2 en suite) ♦ Gardens & paddock ♦
Double garage with games room above ♦ Log store ♦ Tennis
court & stables/gym ♦ In all 2.69 acres ♦ EPC rating = D

Situation

Hilltop is situated in an idyllic setting overlooking the rural Staffordshire Countryside. The village of Bishop's Wood, is about 1.2 miles whilst Brewood is approximately 2.3 miles away, offering a selection of shops, public houses and restaurants. Hilltop is ideally located for access to the West Midlands conurbation.

Description

Elevated with breathtaking views, Hilltop originates from the 18th century and over the years has been extended to create an enchanting home. Exposed beams and original doors are all part of the features which have been retained in the oldest part of the house.

Accommodation is set over two floors and includes a drawing room with bay window and views over the garden, the sitting room with stone fire place and wood burner and a separate office with fitted furniture. The kitchen/breakfast room is hand built and has a 4 oven AGA, electric oven and hob, granite worktops, pantry and a door to outside with boot room. Off the kitchen/breakfast is the formal dining room with wood panelling and double doors out onto the terrace.

The first floor has two master bedrooms each with, built in wardrobes, dressing area and ensuite bathroom. There are a further two double bedrooms, a single bedroom with built in wardrobes and a separate shower room.

Outside

Electric gates open onto the driveway with ample parking for several vehicles. The double garage has electric up and over doors with separate access to a lobby with WC and stairs to the games room above. To the rear of the garage is a BBQ and seating area overlooking the gardens which are mostly laid to lawn with mature beds. The tarmac tennis court is situated to the rear of the property along with brick built stables/gym and access to the paddock. A terrace runs along the rear of the property overlooking the feature pond.



Directions

From M54 junction 3 take A41 towards Whitchurch. Turn right opposite The Bell Inn signed Tong Norton, Bishops Wood, Brewood and follow road for approximately 2.9 miles. Go straight over Ivetsey Bank Road. At the next junction turn right onto Kiddemore Green Road and take the first turning on right after 0.6 miles. At next junction turn left and bear right. The property is found on your left shortly after.

Services: Mains water, electricity. Oil fired central heating, private drainage. LPG gas bottles. Electric heaters to outbuildings.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Tenure:

Freehold

Local Authority:

South Staffordshire (Band G)

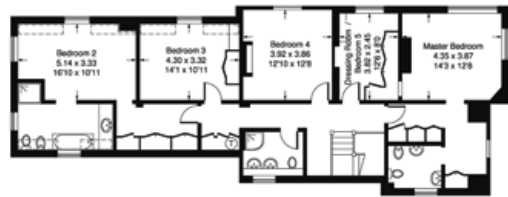
Viewing:

Strictly by appointment with Savills

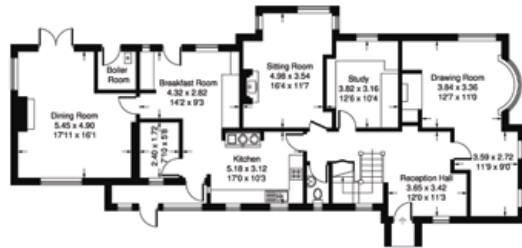


Hilltop, Brewood

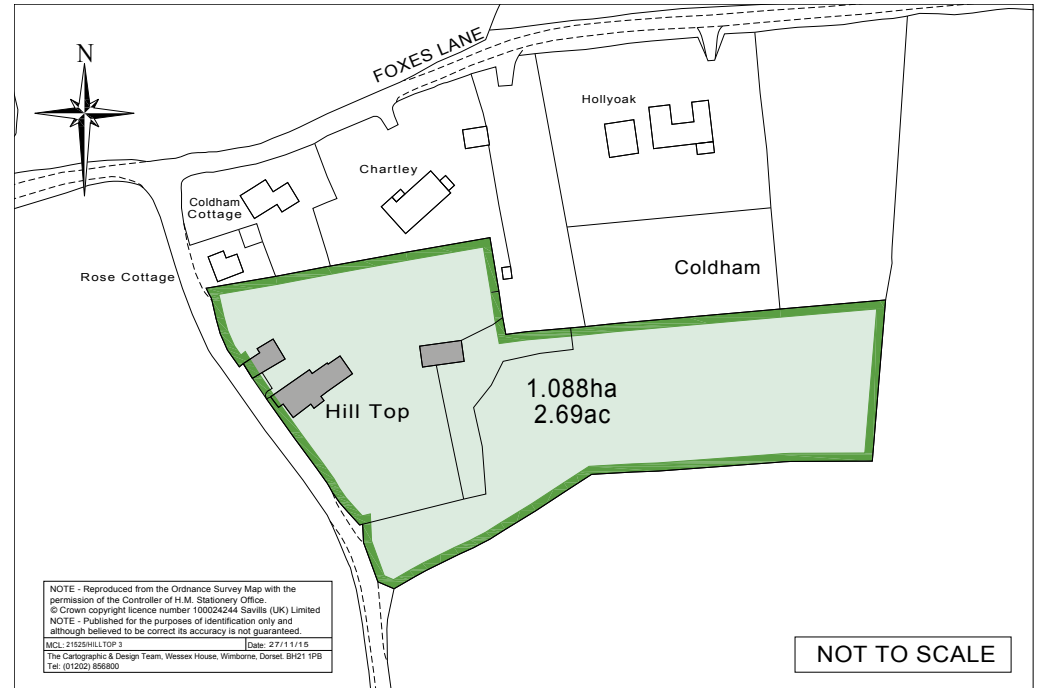
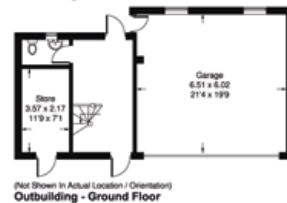
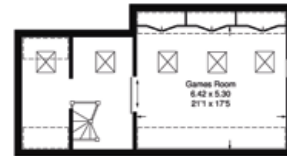
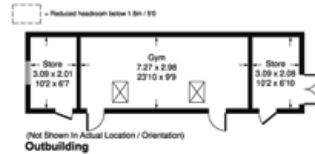
Gross Internal Area (approx) = 273.7 sq m / 2946 sq ft
 Outbuildings = 161.2 sq m / 1735 sq ft (Including Garage)
 Boiler Room = 2.8 sq m / 30 sq ft
 For identification only. Not to scale.
 Plan by Cloudbase Photography



First Floor



Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	