



**Clifton Park
Netherseal Road
Clifton Campville
Tamworth
B79 0BE**

*** Video Walk Through Tour
Available for this Property

Please contact the office and
we will send you the link for
the online viewing.

Offering for sale this stunning
detached rural home enjoying
this unique position with
security gated access.

**Asking price
£1,100,000**

Exclusive Town & Country Homes

Stoneybridge House, Clifton Park, Netherseal Road, Clifton Campville, Tamworth, B79 0BE

This impressive property enjoys a unique setting within a development of exclusive homes. The approach to this stunning home is via security gated access off Netherseal Road which leads to a long tree lined shared driveway. The property itself comprises briefly of:

- *Covered Porch ***
- * Hallway with Downstairs WC ***
- * Lounge ***
- * Study ***
- * Dining Room ***
- * Superb Family Kitchen with Breakfast Area ***
- * Sitting Room ***
- * Utility Room ***
- * Central Landing ***
- * Master Suite with Bedroom, Dressing Room and Luxury En-suite ***
- * Second Bedroom with walk in wardrobe and En-suite Shower Room ***
- * Two Further Double Bedrooms ***
- * Family Bathroom ***
- * Double Glazing and Oil Fired Central Heating ***
- * Large Double Garage ***
- * Magnificent setting with landscaped Gardens, Large Block Paved Driveway providing exceptional parking, Garden frontage on the River Mease ***
- * Stunning Views over surrounding Countryside ***

ASKING PRICE £1,100,000

Stoneybridge House occupies a truly wonderful plot and position on the edge of this exclusive gated development. It extends to approximately 0.7 of an acre and enjoys fantastic views of the surrounding countryside and a delightful river frontage.

This property needs to be viewed to be fully appreciated and the comprises in more detail;

TO THE GROUND FLOOR

TILED RECEPTION PORCH

This delightful reception area also double as wood store and has vaulted ceiling and exterior lighting.

ENTRANCE HALLWAY

Via oak entrance door, oak staircase off to the first floor with under stairs store, feature oak flooring, radiator, double glazed window to the front.



DOWNSTAIRS WC

Having a continuation of feature oak flooring, double glazed window, WC, wash basin, radiator and extractor fan.

LOUNGE 19'5 x 19'6 (5.92m x 5.94m)

Having feature stone fireplace with log burner inset, two radiators, double glazed bay window to the front, two double glazed side windows, cornice surround to ceiling, wall light points and continuation of oak flooring.

STUDY 12'4 x 9'6 (3.76m x 2.90m)

Having access via the lounge with a continuation of oak flooring, double glazed windows to the front and side, radiator and cornice surround.

DINING ROOM 15'8 x 13 (4.78m x 3.96m)

Having double glazed box bay window to the front with radiator inset, cornice surround to ceiling, wall light points and oak flooring.

SUPERB FAMILY KITCHEN WITH BREAKFAST AREA 32 x 12 (9.75m x 3.66m)

The kitchen comprises of a range of solid oak kitchen cabinets, drawers and glazed cabinets with granite work surfaces, double sink set in to work surface with drainer and mixer tap over, space for range style cooker with extractor above, two integrated fridge freezers, integrated wall mounted microwave oven, integrated wine rack, island with matching granite work surface and solid oak cabinets beneath, tiled flooring, ceiling downlighters, cornice surround to ceiling, two double glazed windows over looking garden and double glazed bay window in breakfast area and radiator.

SITTING ROOM 12'8 x 12 (3.86m x 3.66m)

Having double glazed double doors to garden, wall light points, radiator and cornice surround to ceiling.

UTILITY ROOM 15'8 x 5'7 (4.78m x 1.70m)

Having double glazed rear door to garden and double glazed rear window, continuation of tiled flooring, granite work surfaces, matching solid oak cabinets, larder unit, stainless steel sink and drainer with mixer tap over, space and plumbing for automatic washing machine, space for dryer and connecting door through to garage.

TO THE FIRST FLOOR

CENTRAL LANDING

Having impressive central landing, double glazed bow window, oak balustrade and flooring, two radiators, cornice surround to ceiling, fitted airing cupboard and large store with double doors.

MASTER SUITE

MASTER BEDROOM 15'10 x 19 (4.83m x 5.79m)

Having double glazed bow windows to the front and rear, double glazed window to the side, two radiators, wall light points and door leading in to:

DRESSING ROOM

Having a range of wardrobes with hanging space and shelves and fitted drawers on either side, ceiling down lighters. The dressing room leads through to:



LUXURY EN-SUITE BATHROOM 12'3 x 8'10 (3.73m x 2.69m)

Having double glazed sky light, tiled flooring with electric under floor heating, ceramic tiling to walls, twin wash basins set above vanity cabinets, WC, bath, double walk in shower with ceramic tiling and power shower, two towel radiators and extractor fan.

BEDROOM 2 19'6 x 12 (5.94m x 3.66m)

Having feature multi pane bay window to the front, wall light points, double mirrored wardrobe doors leading to walk in wardrobe with hanging rails, drawers and shelves, further fitted bedroom furniture including desk, drawers and cabinets, radiator and door leading through to:

EN-SUITE SHOWER ROOM

Having tiled flooring, ceramic tiling to walls, wall mounted towel rail, wash basin and WC set in to vanity cabinets, corner shower cubicle with power shower, ceiling down lighters and double glazed sky light.

FAMILY BATHROOM

Having double glazed window to the rear, tiled flooring with electric under floor heating, ceramic tiling to walls, wall mounted towel rail, washbasin set over vanity cupboards with mirror and cabinet above with down lighter, WC, corner shower cubicle with power shower, bath, loft access and door to bedroom three providing a 'Jack and Jill' En-suite.

BEDROOM 3 20 x 12 (6.10m x 3.66m)

Having double glazed window to the rear with views over the garden and fields beyond, radiator, range of fitted bedroom furniture including wardrobes, cabinets, shelves, dressing table and desk. This bedroom has a 'Jack and Jill' facility with the adjoining bathroom.

BEDROOM 4 12 x13 (3.66m x3.96m)

Having double glazed window to the rear with views over the garden and fields beyond and radiator.

DOUBLE GARAGE 22'4" x 18'0" (6.82 x 5.50)

Having electric roller door to the front which is remotely operated, rear double glazed door and window to garden, cloakroom with WC and wash basin, power and lighting and connecting door through to utility room.

TO THE EXTERIOR

The property is approached from Netherseal Road on the edge of the village of Clifton Campville. At the entrance to Clifton Park there are double metal gates with security intercom access, this then leads on to a long tree lined shared driveway.

Immediately to the front of Stoneybridge House is a very large block paved driveway providing exceptional parking facilities, feature exterior lighting, there is a lawn frontage with planted shrub borders and hard standing for shed. The block paved driveway continues to the side and leads to a vegetable garden and access to landscaped rear gardens.



The delightful landscaped rear gardens comprise of large circular lawns with block paved surrounding pathways, paved patio areas, pebble border and planted borders with shrubs and trees.

The gardens lead down to a lower lawn with mature trees and river frontage on to the River Mease, there is also double farm gates to both boundaries and we understand that when the property was originally built there was a right of way for the farmer, more information can be provided by the vendors.

CLIFTON CAMPVILLE

The village has a primary school, rated 'Outstanding' by OFSTED and a good village pub. It is also within easy reach of a number of good schools including Twycross House, Dixie Grammar School and Repton. It is well placed for ease of access to the neighbouring towns of Lichfield, Burton upon Trent and Tamworth, the latter having excellent rail links to London Euston in just over an hour. In addition, it is a short drive to Jct 11 of the M42 motorway and its intersection with the A444, giving easy access to Nuneaton, Birmingham, Nottingham and Leicester and both Birmingham and East Midlands airports.

GENERAL INFORMATION

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

SERVICES

We understand all main services are connected with the exception of gas the property has oil fired central heating.

COUNCIL TAX

We understand this property is Council Tax Band "G". However, this should be verified by any intending purchaser.

FIXTURES AND FITTINGS

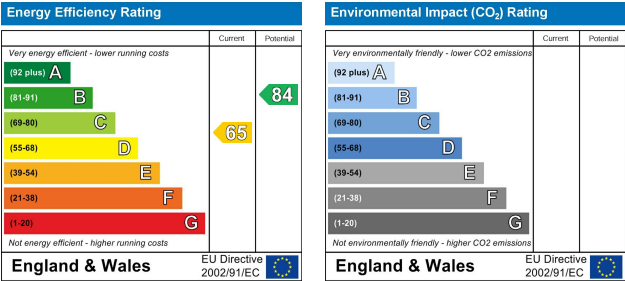
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

DISCLAIMER

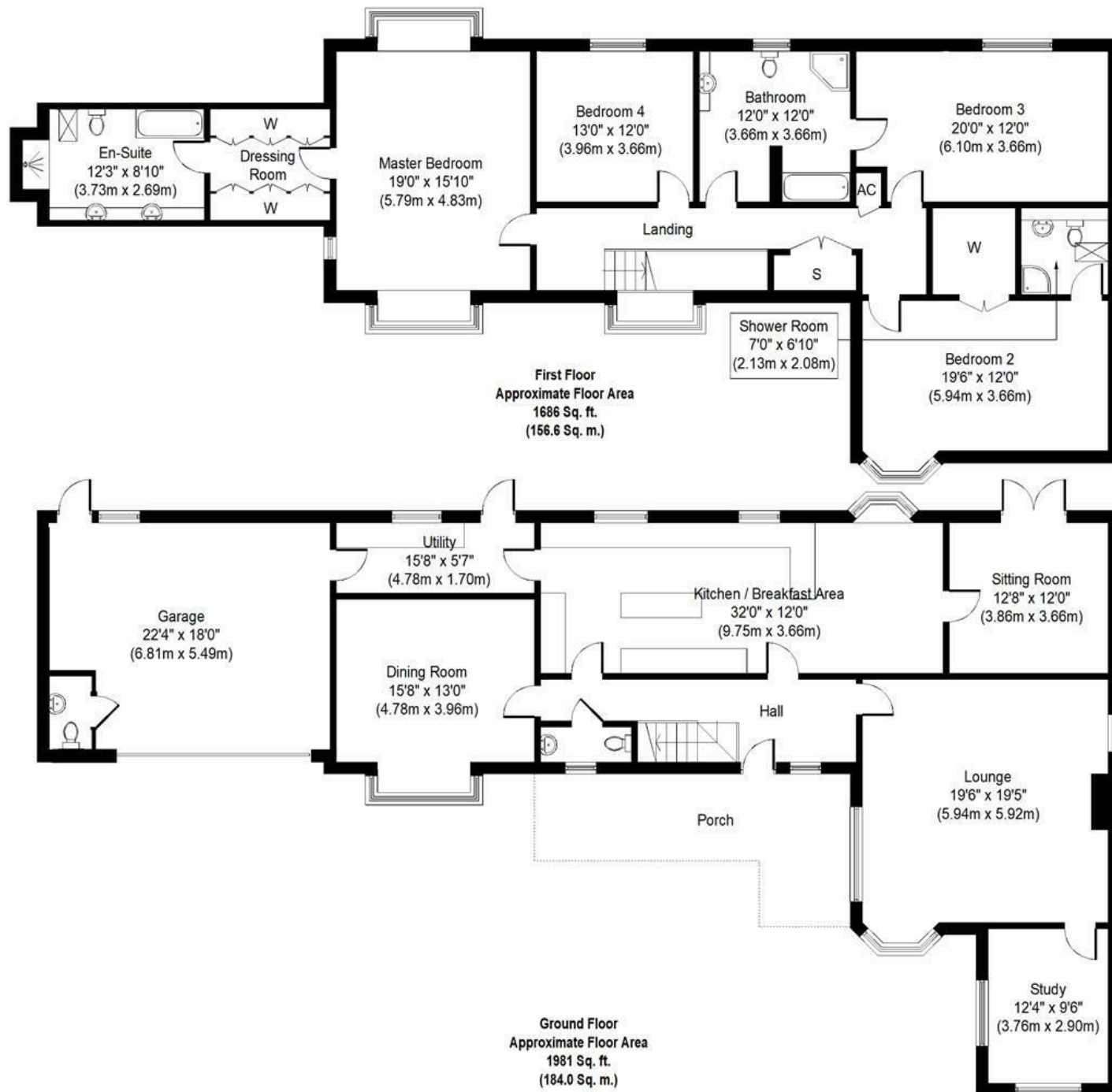
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

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START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

service then includes:

NO UPFRONT COSTS and COMPETITIVE FEES which are **NO SALE NO FEE**

SALES BROCHURES produced in house

TOP QUALITY ADVERTISING (check your local Tamworth Herald)

INTERNET SERVICES including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our TOWN CENTRE office OPEN 7 DAYS A WEEK

Eye catching **FOR SALE BOARD**

ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE

REGULAR CLIENT CONTACT with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our IN HOUSE CONTRACT CHASERS will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.