



18A | LONDON ROAD | | STAFFORDSHIRE | WS14 9EJ

Downes
&
Daughters
ESTATE AGENCY



18A

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£1,100,000

A truly exceptional, luxury family home, occupying an elevated position within this highly desirable South Lichfield location. Undergoing a full programme of redevelopment in 2010, this wonderful property benefits from a level of finish and specification rarely seen in today's market. Even extending to the repurposing of the 1920s Tennis Pavilion into a detached garden office / alfresco entertaining space, with power and connectivity. Bringing the overall square footage of this extensive property to nearly 3,000 sq.ft, all presented in a faultless contemporary style and sitting on an impressive manicured plot on one of Lichfield's most desirable addresses. The ground floor accommodation provides a grand entrance hallway, a guest cloakroom, impressive bespoke kitchen dining and family room with Silestone work surface, high bi-fold doors to the garden, an impressive range of appliances and a striking double sided Nordpeis log burner dividing the space from the living room and reading space

In addition to these contemporary entertaining spaces is a stylish study, a ground floor bedroom or second sitting room with an en suite shower room and a utility room. The majority of rooms also benefitting from underfloor heating. The first floor boasts a spacious landing, opulent principal bedroom suite with dressing area, private balcony and luxury bathroom, two further bedrooms and a large family bathroom. Externally the gardens have been impressively landscaped to an impeccable standard with Greek marble patio, manicured lawns, established borders, and an impressive water feature. Further benefits include: integrated sound system, that incredible tennis pavilion, substantial gated parking, integral garage and the King Edward's catchment area.

Viewing is essential to appreciate the truly exceptional nature of this house.



GROUND FLOOR

- Entrance Hallway (storage & plant cupboard)
- Guest Cloakroom
- Study / Sitting Room
- Ground Floor Bedroom / Family Room (storage cupboard)
- En Suite Shower Room
- Double Aspect Living Room With Lounge & Reading Areas
- Showpiece Kitchen Family & Dining Room
- Utility Room





FIRST FLOOR

- Elegant Landing With Large Airing Cupboard
- Principal Bedroom Suite
- Walk Through Dressing Area & Private Balcony
- Opulent Boutique Hotel Style Bathroom With TV
- Bedroom Two (fitted wardrobes)
- Bedroom Three (fitted wardrobes)
- Luxury Family Bathroom







FURTHER INFORMATION

- Sanitaryware: Pozzi Ginori – designed by Antonio Citterio
- Taps / Shower heads / Toilet Flush – Grohe
- Toilet roll holders / towel holder – Keuco
- Rationel double glazed wood / aluminium windows and patio doors
- Cat 6 Cabling Throughout.
- Opus in room system with 9 x pairs of speakers built into the ceilings throughout the house with local volume controls and Sonos integration.
- Plus bathroom TV with heated screen.
- Nordpeis double sided log burner
- 20mm thick crema marfil tiling downstairs entrance hall / kitchen diner
- Bathrooms all with solid stone tiling
- Garden Patio solid Greek marble
- Wool carpets upstairs
- Turgon engineered Oak wood flooring (oversized in lounge / library)





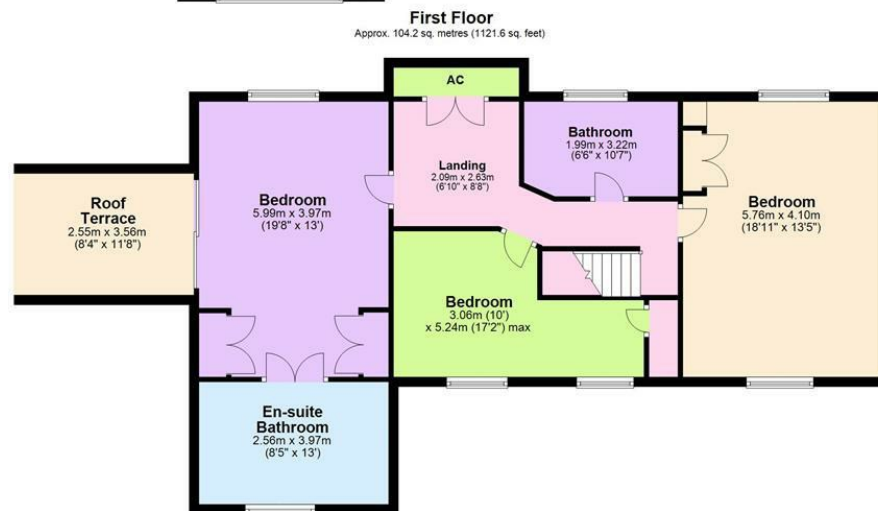
OUTSIDE

- Manicured Landscaped Gardens To Front Side & Rear
- Lawned Fore Garden With Laurel Hedge Screen From London Road
- Gated Private Driveway Parking For A Number Of Vehicles
- Single Integral Garage
- Stunning Rear Garden With Shaped Lawns, Large Ornamental Pond, Stylishly Planted Beds & Borders
- Unique Converted Tennis Pavilion (garden office or party room)
- Wide Block Paved Side Access
- Chicken Coop & Run
- Sunken Trampoline

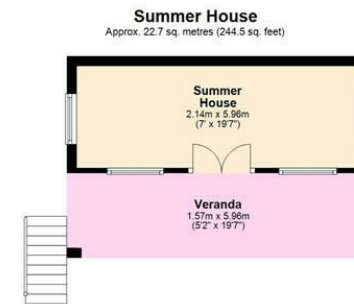




EPC Rating: C



Total area: approx. 276.5 sq. metres (2976.1 sq. feet)



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