



BRAMBLES | PACKINGTON LANE | STAFFORDSHIRE | B78 3AY

Downes  
&  
Daughters  
ESTATE AGENCY



# BRAMBLES

PACKINGTON LANE | | STAFFORDSHIRE | B78 3AY

£850,000

A stunning, individually designed, family home occupying a substantial plot in a commanding, elevated position within this prestigious enclave between Lichfield and Tamworth. Benefiting from unrivalled views across surrounding countryside this sumptuously appointed property sits on a plot of 0.46 of an acre and has recently been further improved by the current owners, taking the exacting standard of the finish to another level. Extending to 2,764 sq ft of accommodation, the house itself is arranged over two floors boasting three bedrooms and two bathrooms on the first floor including an opulent principal bedroom suite with dressing area and en suite. The ground floor is even more impressive with an elegant entrance hallway, formal living room, games room, sitting room / home office (previously used as a fourth bedroom), cloakroom, walk through utility and a recently re-imagined contemporary open plan kitchen dining and living space.

Straight out of the pages of the swankiest of interior design magazines. Boasting a bright double aspect, large central island, informal and formal dining spaces and access to the rear garden. Further treats lie outside with manicured fore and rear gardens, professionally landscaped to utilise every inch of the plot. The views over the rolling countryside surround you and there is also the added benefit of a private block paved driveway, detached double garage and a further paddock style plot to the rear of the garden.

Viewing is essential to appreciate the thoroughly exceptional nature of this delightful home.



## GROUND FLOOR

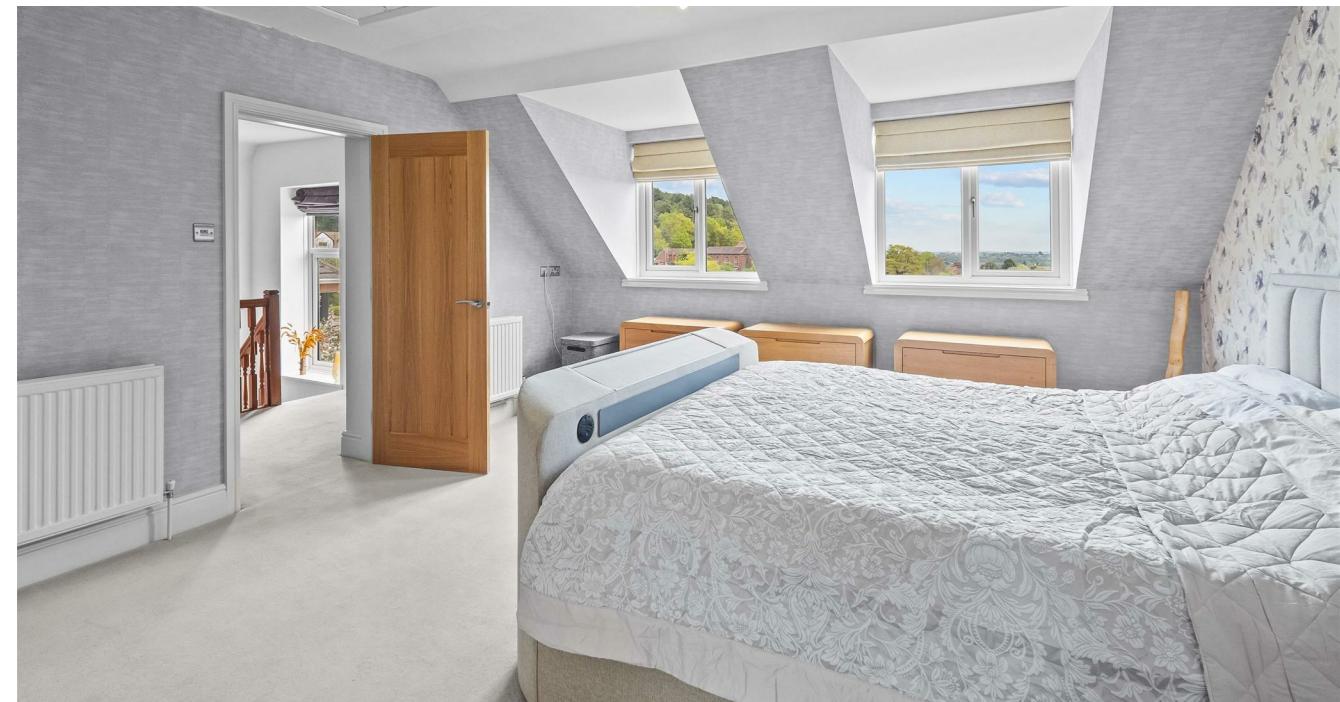
- Welcoming Entrance Hallway With Bespoke Return Staircase Rising To The First Floor & Double Doors To Reception Rooms
- Spacious Double Aspect Living Room With Ceramic Log Fire & Access To Rear Garden
- Stylish Games Room Previously Formal Dining Room
- Guest Cloakroom
- Third Reception Used As Dedicated Home Working Space Or Fourth Bedroom
- Clever 'Walk Through' Utility Space With Built In Storage & Access To Rear Garden
- Vast Recently Refitted Open Plan Kitchen Dining & Family Space With Access To Rear Garden
- Large Central Island For Informal Dining & Stylishly Presented Living & Dining Spaces





## FIRST FLOOR (stunning views from most windows)

- Dramatic Gallery Landing
- Double Aspect Principal Bedroom Suite With Fitted Wardrobes & Dressing Area
- Access Via Pull Down Ladder To Lit & Boarded Loft
- Updated En Suite Shower Room
- Bedroom Two With Fitted Wardrobes
- Bedroom Three With Fitted Wardrobe
- Opulent Refitted Family Bathroom With Free Standing Bath, Separate Shower & Airing Cupboard







## WHY WE LOVE THIS HOUSE...

- Views - The house commands stunning views of Hopwas Woods, the canal and countryside as far as Leicestershire.
- Space - versatile family home and garden
- Privacy - peaceful, private village location
- Location - fantastic location for access to Lichfield, Tamworth, Birmingham Airport, rail connections and road network.





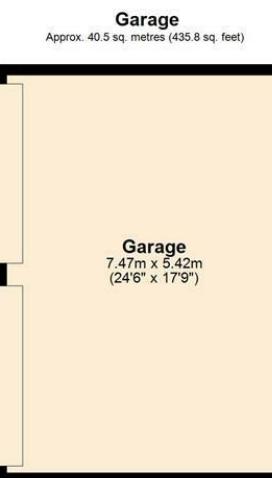
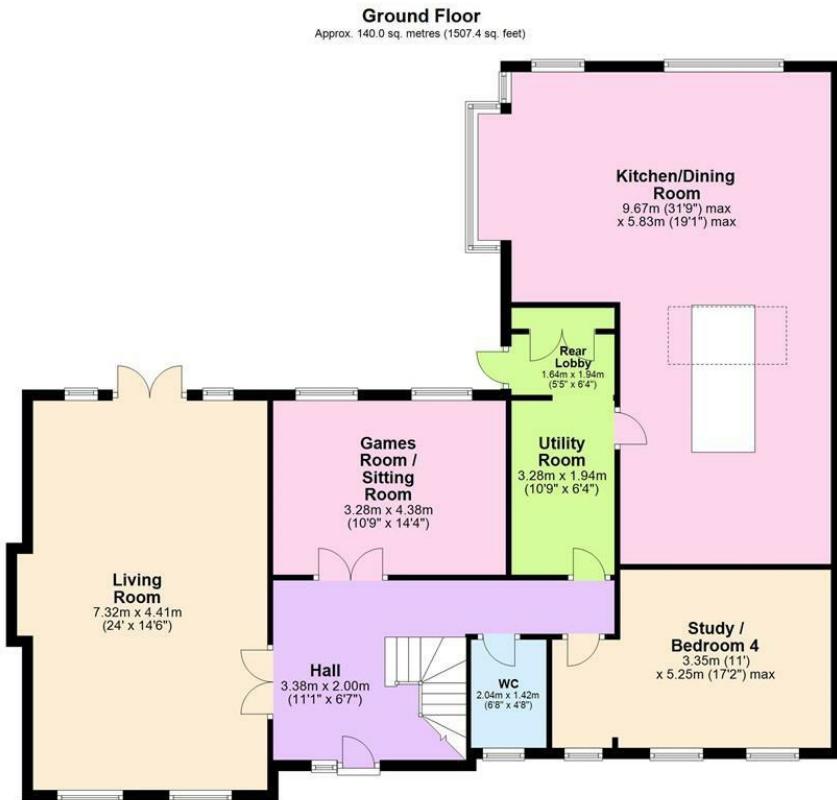
## OUTSIDE

A block paved stepped path winds through the shaped lawn of the fore garden interspersed with flourishing flower beds stocked with an abundant array of trees, shrubs and flowering plants. The exceptional design and presentation continues to the rear garden with a large block paved patio area adjacent to the house, impressive rockery leading up to the main shaped lawn with established trees and manicured hedge boundaries. There is then a second 'secret' garden at the top of the plot with delightful views over the surrounding rolling hills. The package is then completed with private driveway parking and a detached double garage with power and electric sectional doors.





EPC Rating: C



Total area: approx. 256.9 sq. metres (2764.9 sq. feet)

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