



Tanglewood, 37 Chestnut Lane, Clifton Campville, B79 0BW



Set beyond a regal gated entrance is Tanglewood, an exceptional detached village residence benefitting from extensive interiors ideal to suit a growing family, five bedrooms and a tranquil setting within this rural Staffordshire village overlooking far-reaching views. Having been bespoke designed and finished to the highest specification, this individual detached home was completed in 2004 and has since received a full refurbishment, featuring bespoke fitted furniture, traditionally styled bathrooms and a bespoke kitchen. Tanglewood is nestled within a tranquil south facing garden plot

enjoying much privacy and countryside views, and electric gates open into the driveway and detached double garage giving a sense of opulence on arrival to this luxurious home.

A recessed porch leads to the magnificent reception hall, a grand welcome to this executive home having a solid oak galleried staircase rising to the first floor wrap around landing. From the hallway, doors open into two of the four reception rooms, with an open plan kitchen leading into the conservatory which is currently laid out as a dining and living space. To the first floor, five bedrooms are serviced by

a family bathroom and three en suites, with the principal and second bedroom suites also being serviced by fully fitted dressing rooms. Idyllic views can be enjoyed from Tanglewood's elevated position towards the village church spire and surrounding countryside, and the rear garden enjoys a good degree of privacy and a sunny southerly aspect. To the front, double electric gates open into the driveway where there is parking for a number of vehicles as well as access into the double garage with studio above, and Tanglewood is serviced by oil central heating and double glazed windows.

Clifton Campville is a popular Staffordshire village set within the scenic surroundings of the Mease Valley. The village has a thriving community with an 'Outstanding' Ofsted rated primary school, a beautiful church, The Green Man public house, a village hall and an outdoor nature area known as the Millennium Green with a children's play area, with further amenities easily accessible in nearby villages and towns.

Independent schools within easy reach include Twycross, Lichfield Cathedral and the Dixie Grammar. The area is renowned for its scenic countryside and idyllic outdoor pursuits with public footpaths being accessible from the property's doorstep, and there are numerous outdoor activity centres and forestry centres including Conkers, Rosliston Forestry Centre, the National Forest and various National Trust residences and estates all within a convenient drive.

Tanglewood is well placed for travel along the M42, M6 Toll and A38 allowing access to the cities of Birmingham, Coventry, Derby and Nottingham, regional and national rail travel can be found at stations in both Tamworth and Lichfield providing direct links to Birmingham and London (in 80 mins), and the International airports of Birmingham and East Midlands are both around 25 miles away.

- Exceptional Detached Residence
- Tranquil Village Setting with Views
- Extensive Family Accommodation
- Overall Floor Area: 2570 ft²
- Four Spacious Reception Rooms
- Impressive Open Plan Kitchen with Conservatory
- Reception Hall, Utility & Cloakroom
- Magnificent Hallway & Galleried Landing
- Five Spacious Bedrooms
- Three En Suites & Family Bathroom
- Two Dressing Rooms
- South Facing Gardens
- Electric Gates to Ample Parking
- Detached Double Garage with Studio
- Well Placed for Local Amenities, Commuter Routes & Rail Travel
- Oil Central Heating & Double Glazed





Reception Hall

A recessed porch leads to the front door, which opens in turn into this magnificent reception hallway, having tiled flooring and a galleried staircase rising to the wrap around landing. A second door opens out to the front aspect, and double doors open from the hallway into:

Drawing Room 8.2 x 4.6m (approx. 26'10 x 15'0) – max

A beautifully presented reception room having a window to the front, double doors opening out to the rear and a wood burning stove set to tiled hearth. Double doors open through to:

Family Room 4.4 x 2.4m (approx. 14'5 x 7'10)

A versatile reception room ideal as a playroom or snug, having a window to the front and a door opening into:

Snug 3.0 x 2.4m (approx. 10'0 x 7'10)

An ideal home office, having a window to the rear

Study 2.8 x 2.7m (approx. 9'2 x 9'0)

A well presented reception room having a window to the front

Open Plan Kitchen 7.3 x 3.1m (approx. 24'0 x 10'2)

The kitchen comprises a bespoke range of wall, base and island units with expansive granite worksurfaces over, housing an inset sink with side drainer and spaces for an American fridge freezer and LPG fired range cooker. There is a window facing the rear aspect, a door opens out to the side and an island unit provides a breakfast bar. Tiled flooring extends into:

Conservatory 4.0 x 4.0m (approx. 13'2 x 13'0)

Another beautifully presented reception room having windows overlooking the gardens and double doors opening out to the side

Laundry 3.0 x 1.7m (approx. 10'0 x 5'5)

Accessed from the kitchen, the laundry room is fitted with base units with granite worksurfaces over, housing an inset sink and spaces for a washing machine and tumble dryer. A door opens out to the side aspect

Cloakroom

Fitted with a traditional suite having pedestal wash basin and WC, with tiled flooring and splash backs, a fitted mirror and a heated towel rail





An oak staircase rises to the impressive **Wrap Around Galleried Landing**, having feature windows to the front and a door into the **Airing Cupboard**. Further oak doors open into:

Master Suite 4.0 x 3.7m (approx. 13'2 x 12'0)

A spacious principal bedroom having windows to the front enjoying idyllic views, a range of fitted wardrobes and bedroom furniture and an opening leads into the **Dressing Room** 2.4 x 1.5m (approx. 8'0 x 5'1), which houses additional storage as well as having a window to the front. A door opens into:

En Suite Bathroom

Fitted with pedestal wash basin, WC, freestanding bathtub and separate shower, with tiled flooring and walls, a heated towel rail and an obscured window to the side

Bedroom Two 4.0 x 3.7m (approx. 13'2 x 12'0)

Another double bedroom suite having a window to the rear and private use of a **Dressing Room** 2.7 x 1.4m (approx. 8'0 x 4'8), having fitted wardrobes and a window to the rear. Leading into:

En Suite

Comprising pedestal wash basin, WC and shower, with tiled flooring and walls, chrome heated towel rail and an obscure window to the side

Bedroom Three 4.0 x 3.0m (approx. 13'0 x 10'0)

A third double bedroom having a window to the rear, fitted wardrobes and a door opening into:

Jack & Jill En Suite

This en suite is shared with **Bedroom Five** and is fitted with a traditional suite having pedestal wash basin, WC and a double shower, with tiled flooring, tiled walls and an obscured window to the side

Bedroom Four 3.1 x 3.0m (approx. 10'1 x 10'0)

Another double room having a window to the rear

Bedroom Five 3.0 x 2.1m (approx. 10'0 x 6'10)

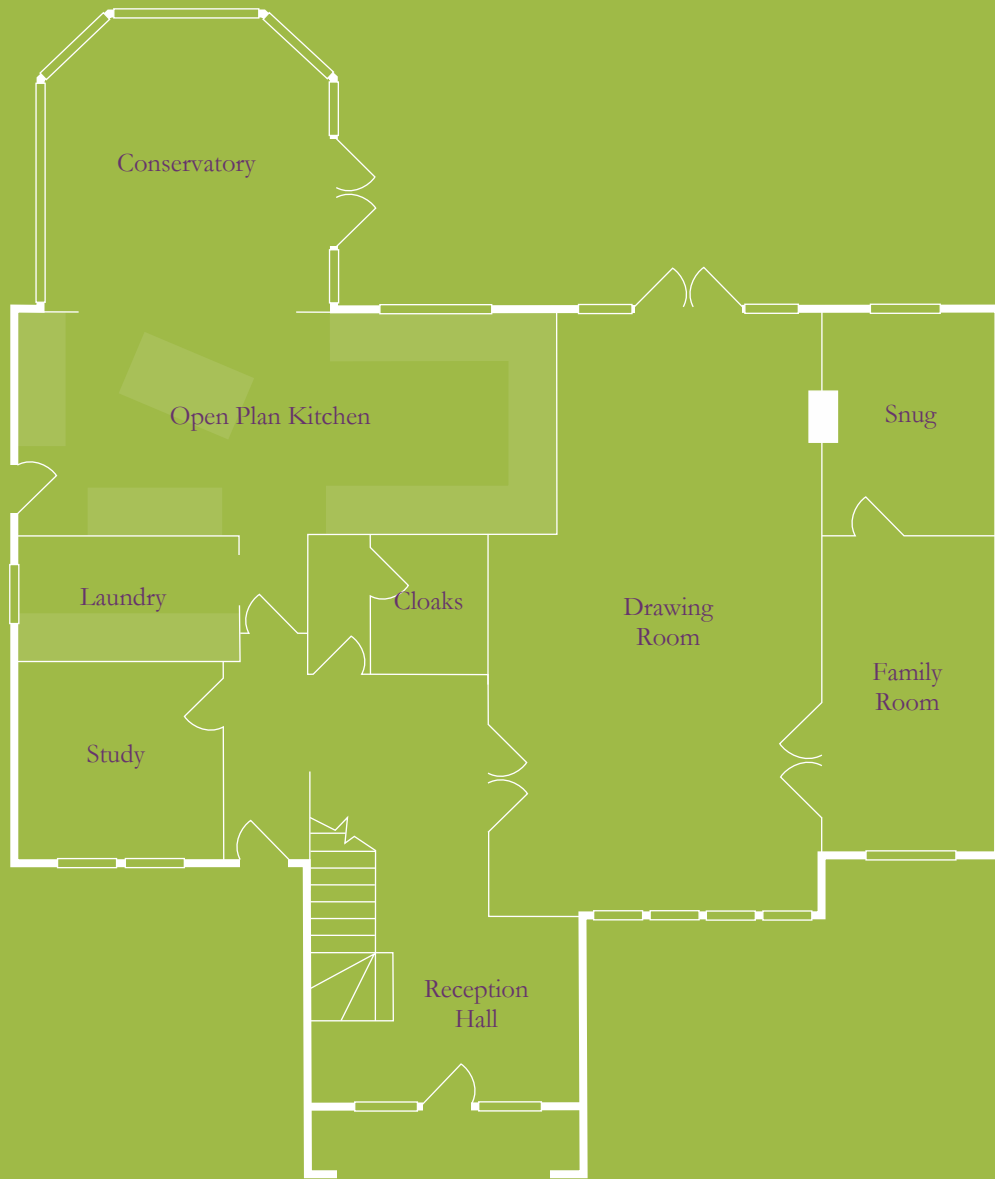
With a window to the front aspect

Family Bathroom

Comprising pedestal wash basin, WC and double ended bathtub, with tiled flooring, tiled walls and a heated towel rail







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

Tanglewood is set at a regal elevated position back from Chestnut Lane, having wrought iron electric gates opening into the block paved driveway to the front. There is parking and turning space for a number of vehicles, and gated access to the side of the property leads into the rear garden

Detached Double Garage 5.5 x 5.0m (approx. 18'0 x 16'5)

With power, lighting and an electric entrance door. A room above the garage offers an ideal storage space or home office

South Facing Garden

Extending to a generous size, the garden has been cleverly landscaped to create a block paved terrace with steps rising to two areas of lawn. The fenced boundaries are bordered by neatly stocked flower beds and the rear of the property benefits from exterior lighting and a water point

Views to the front



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.