



Leofric Hall, Yoxall Road, Kings Bromley, DE13 7JJ

Set within an established 0.45 acre garden plot with church views is Leofric Hall, an architect designed detached four bedroom residence ideally positioned within the popular village of Kings Bromley. Finished to a superb standard throughout, this exceptional detached home showcases contemporary open plan interiors, two versatile reception rooms and four bedrooms, with two luxurious bedrooms suites having walk in wardrobes and en suites. There is also potential to create a self contained annexe within the separate reception rooms to suit a dependent relative.

Completed in 2007 as an architect-designed self build, the interiors have been finished to a high standard throughout with oak doors, engineered oak flooring and under floor heating to the ground floor, a kitchen finished

with granite worktops and contemporary bathroom suites, as well as high grade insulation and a mechanical ventilation and heat recovery system aiding lower running costs and energy efficiency. Leofric Hall is set to the end of a lengthy private gated drive, with the established plot enjoying privacy to all sides, pleasant Church views and a range of garaging and parking. The property also resides within an 'Outstanding' school catchment and is serviced by mains gas heating, mains drainage and full double glazing.

A private gated driveway leads from Yoxall Road into an expansive gravel driveway, having ample parking and access into both a detached double garage and a further single garage. From the central reception hall, a contemporary oak and glass staircase rises

to the first floor, and doors open to two versatile reception rooms ideal as a snug/ playroom and a home office, or for conversion into a self contained annexe. To the main living area, a central panoramic fireplace defines the living and dining kitchen and impressive vaulted living room, where oak bifold doors open out to the rear garden. A utility and cloakroom are also set to the ground floor. To the first floor part galleried landing, there are four well proportioned bedrooms and a luxurious family bathroom, with two of the bedrooms having private dressing rooms and en suites. Leofric Hall is set within an established 0.45 acre plot, enjoying church views, an excellent degree of privacy and various entertaining areas ideal to enjoy the tranquil village location.

The property lies close to the heart of Kings Bromley within a secluded location accessed via a lengthy private drive. This popular Staffordshire village is home to amenities including a country pub, All Saints Church, a village hall and the show field and cricket ground all within walking distance.

The Richard Crosse Primary School in the village feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools within close reach including Lichfield Cathedral, and Repton.

Further amenities can be found just five miles away in the Cathedral City of Lichfield where the historic centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and the renowned Beacon Park. Local leisure pursuits can be enjoyed at Hoar Cross Hall and the FAs St George's Park both offer spas and members only gyms, and both the Peak District National Park and Cannock Chase can both be reached in a short drive.

For commuters, two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive.

- **Impressive Contemporary Detached Home**
- **Established 0.45 Acre Gardens**
- **Desirable Village Location**
- **Secluded Plot with Private Gated Drive**
- **Three Reception Rooms**
- **Open Plan Dining & Living Kitchen**
- **Fabulous Reception Hall, Utility & WC**
- **Four Superb Double Bedrooms**
- **Two with Dressing Room & En Suite**
- **Luxurious Family Bathroom**
- **Potential for Fifth Bedroom & En Suite/ Annexe**
- **Landscaped Gardens & Terraces**
- **Double Garage, Workshop & Ample Parking**
- **'Outstanding' School Catchment**
- **Well Placed for Amenities, Commuter Routes & Rail Travel**



Reception Hall

A spacious welcome into this contemporary home, having a feature oak and glass staircase rising to the first floor and engineered oak flooring which extends throughout the ground floor. An opening leads into:

Open Plan Dining & Living Kitchen 7.83 x 7.04m (approx 25'8 x 23'1) – max measurements

Formed by three defined living areas, a **Snug** with remote controlled gas fireplace is set to the heart of this space, with a **Formal Dining Area** having oak bifold doors opening out to the side garden. The **Kitchen** comprises a range of contemporary gloss wall and base units with granite work surfaces over, housing an inset composite one and a half sink and spaces for an American style fridge freezer and wine cooler. Integrated Bosch appliances include a dishwasher, induction hob with extractor hood, microwave oven, single oven and warming drawer, the island unit provides a breakfast bar with space for stools beneath, ideal for entertaining. The kitchen is fitted with pull out pantry style cupboards and pan drawers, there is a window facing the front aspect and a door leads into the:

Utility 2.38 x 2.34m (approx 7'9 x 7'8)

Fitted with cream base units with wood effect work-tops over and full height cupboards housing cloak-room hanging space and the wall mounted boiler, with an inset sink, space for a washing machine and a window to the side

Stunning Lounge 7.43 x 6.42m (approx 24'4 x 21'0)

Wide openings to either side of the dual sided panoramic fireplace lead into this impressive reception room, showcasing stunning double height ceilings with skylights, feature windows to the side and oak bifolding doors extending the width of the room enjoying idyllic views over the gardens



Sitting Room 5.48 x 4.01m (approx 17'11 x 13'2)

Double doors from the hallway open into this versatile reception room, being ideal as a separate sitting room or as space for conversion into an annexe. Bifold doors opening out to rear and side terraces, and a door leads to a **Storage Room** 3.07 x 1.45m (approx 10'0 x 4'9) which has plumbing for washroom facilities to be installed if required

Home Office 5.34 x 2.37m (approx 17'6 x 7'9)

An ideal home office or playroom, having windows to the front aspect

Cloakroom

Comprising a contemporary suite fitted with wash basin and low level WC, with slate tiled splash backs and a fitted mirror with vanity lighting



An oak and glass staircase rises to the spacious **First Floor Landing**, having loft access point, a cupboard housing the pressurised water cylinder and a further door to a shelved **Laundry Cupboard**. Doors off into:

Master Suite 5.49 x 4.04m (approx 18'0 x 13'3)
Having an obscured window to the rear and Bifolding doors opening out to a balcony overlooking the side aspect. The **Dressing Area** is fitted with mirror fronted wardrobes and opens into:

En Suite 2.38 x 2.16m (approx 7'9 x 7'1)
Fitted with a modern Roca suite comprising twin wash basins, wall hung low level WC and a walk in shower, with tiling to walls, tiled flooring, a chrome heated towel rail and an obscured window to the side

Bedroom Two 4.78 x 4.01m (approx 15'8 x 13'1)
Another spacious bedroom suite having windows to two sides and leading into the **Dressing Room** 2.50 x 1.78m (approx 8'2 x 5'9) having mirror fronted fitted wardrobes and a door into:

En Suite 2.25 x 1.97m (approx 7'4 x 6'5)
Fitted with a white Roca suite comprising twin wash basins with vanity storage, wall hung low level WC and walk in shower, with tiling to walls, tiled flooring, a chrome heated towel rail and an obscured window to the front

Bedroom Three 4.11 x 3.85m (approx 13'5 x 12'7)
With a window to the front, wall mounted TV point and fitted wardrobes

Bedroom Four 3.93 x 3.87m (approx 12'10 x 12'8)
Another superb double room having window to the front, wall mounted TV point and fitted wardrobes

Luxurious Family Bathroom 4.53 x 2.68m (approx 14'10 x 8'9)
Comprising a contemporary Kohler suite fitted with vanity wash basin, wall hung low level WC, double ended bathtub and walk in shower, with tiled flooring, tiling to splash backs, upper level windows with views towards the village church and a heated towel rail









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	84 B

Floor Area: 3,390 ft² / 315 m²

Outside

Double gates open to a private drive servicing only Leofric Hall, where there is a generous gravelled driveway providing for parking for numerous vehicles. Mediterranean style gardens and laid to either side of a pathway leading to the front door and there is a courtyard to the side aspect providing a pleasant area for outdoor seating ideal for use as an independent outside space for an annexe if required

Double Garage 6.22 x 6.01m (approx 20'4 x 20'0)
 With a manual up and over door, power, lighting and a courtesy door to the side aspect. A useful **Garden Store** 6.27 x 1.612m (approx 20'6 x 5'3)
 Is set to the rear of this garage

Single Garage/Workshop 7.20 x 3.89m (approx 23'7 x 12'9)
 With up and over door to the front, courtesy door to the side, power and lighting

Landscaped Gardens

The gardens extend to a generous **0.45 Acre**, being laid to well tended lawns, paved terraces and an area of decking which overlooks a garden pond. To either side of the property is access to the front aspect via paved courtyards, again providing a secluded space for outdoor seating, and the gardens enjoy privacy to all sides as well as pleasant views towards the village church tower

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