



Wychtree, Manor Park, Kings Bromley

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# Wychtree, Manor Park, Kings Bromley, Staffordshire DE13 7JA

Wychtree is situated in one of Staffordshire's premier residential areas on the edge of the lovely village of Kings Bromley. This exclusive residential area is set within the former grounds of Bromley Hall and is known as Manor Park. The beautifully maintained grounds provide a private estate feel.

Originally dating back to the 1930s, this impressive character home has been thoughtfully updated and extended over time to create flexible, spacious and flowing accommodation perfect for modern-day family life. The detached annexe is flexible in its use and would be a perfect home for a relative seeking to maintain independence, a separate home office suite or an AirBnB style rental. Delightful walled gardens wrap around this superb home and total 0.4 acres.



EPC  
D

**Guide price:** £1,400,000

**Tenure:** Freehold

**Local authority:** Lichfield District Council

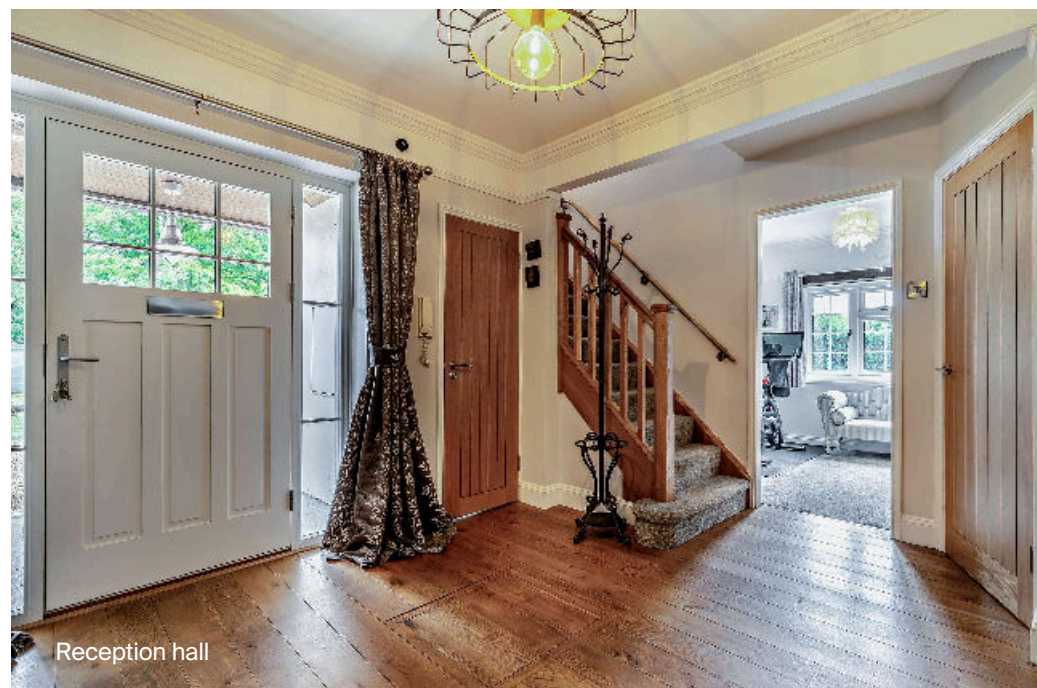
**Council tax band:** G

## Location

The popular village of Kings Bromley has an active community centred around the All Saints Church, primary school, village hall, Royal Oak pub and the show field and cricket ground, with further amenities just five miles away in the Cathedral City of Lichfield where the established town centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and Beacon Park.

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, Abbots Bromley and Repton.

Two railway 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.



## Wychtree

The front door sits under an open-sided storm porch and opens to the light and bright reception hallway. Wooden flooring adds warmth and the elegant ornate cast iron radiator is eye-catching. Doors radiate from here to the principal reception rooms. There is a useful guest cloakroom/WC and a storage cupboard.

The snug sits at the front of the house and is flexible in its use. With a dual aspect, the room is light and bright with feature solid wood lintels above the windows and a delightful Victorian-style fireplace. This room lends itself to use as a playroom, home office or gym space.

The spacious and elegant drawing room enjoys a dual aspect with lovely views of the side and rear gardens. The feature open fireplace creates a further focal point.

The space flows through to the family room. French doors open to a covered BBQ area, providing a superb space for summertime entertaining and for enjoying outdoor cooking regardless of the weather. The space flows into the conservatory to the left and through to the dining room to the right.

Bifold doors allow the family room to be opened up to the conservatory. This relaxing space with French doors out to the superb courtyard style, walled sun terrace adds to the excellent summertime entertaining space.

The dining room enjoys a triple aspect and is flooded with natural light. This super room is ideal for dinner parties and large family gatherings with great flow to the space from the reception hall and the family room there is a further door through to the fabulous kitchen/breakfast room.







Dining room



Drawing room



Snug



Conservatory

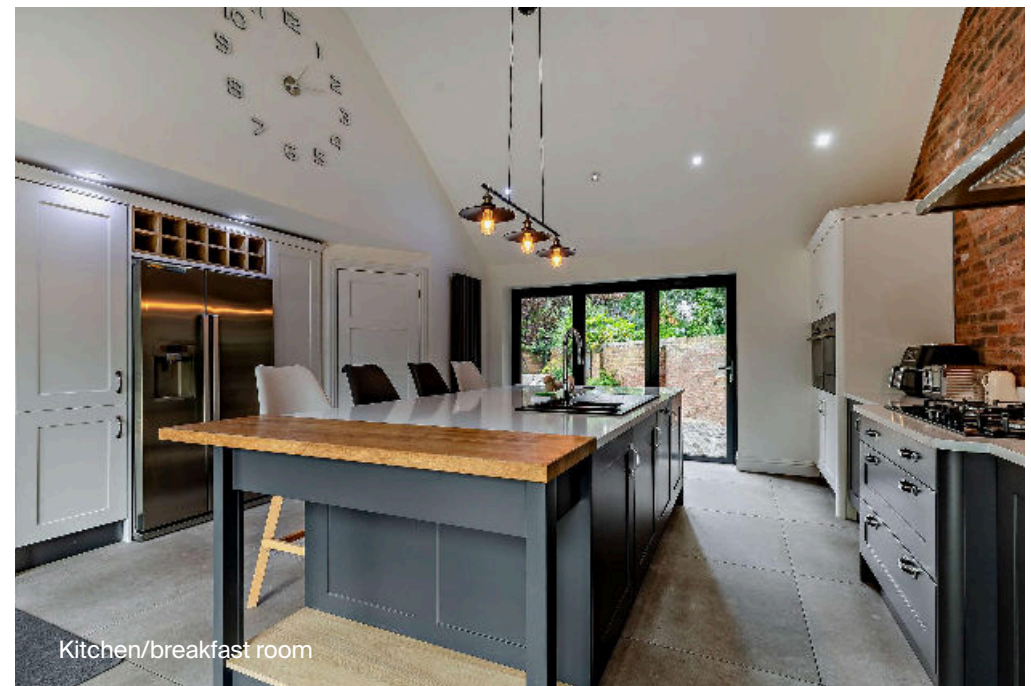
There is a wonderful flow through the accommodation.



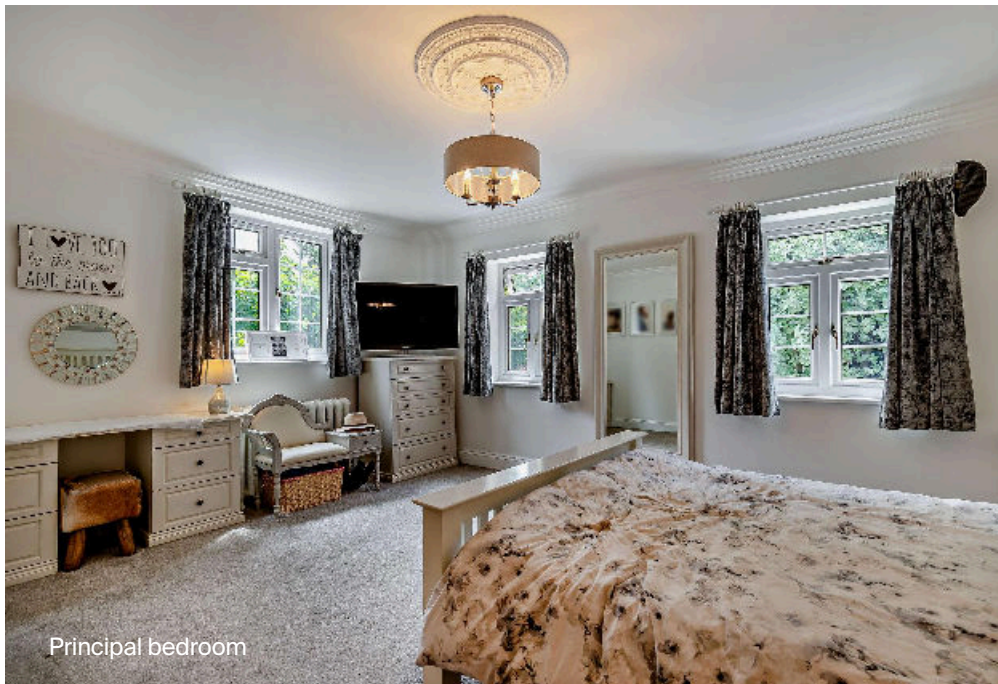
The contemporary kitchen/breakfast room is classically styled. Converted from a former garage, this superb space features exposed brickwork and bifold doors to the front and back providing wonderful views inviting the outdoors in.

A range of wall and floor mounted units with complimenting Quartz worksurfaces provides a crisp, clean and elegant feel. There is a good range of integrated Siemens appliances including double ovens, warming drawers, a gas hob with extractor above, coffee machine and a microwave/oven. The large island incorporates a breakfast bar and an inset sink with side drainer, and there is space for an American fridge freezer.

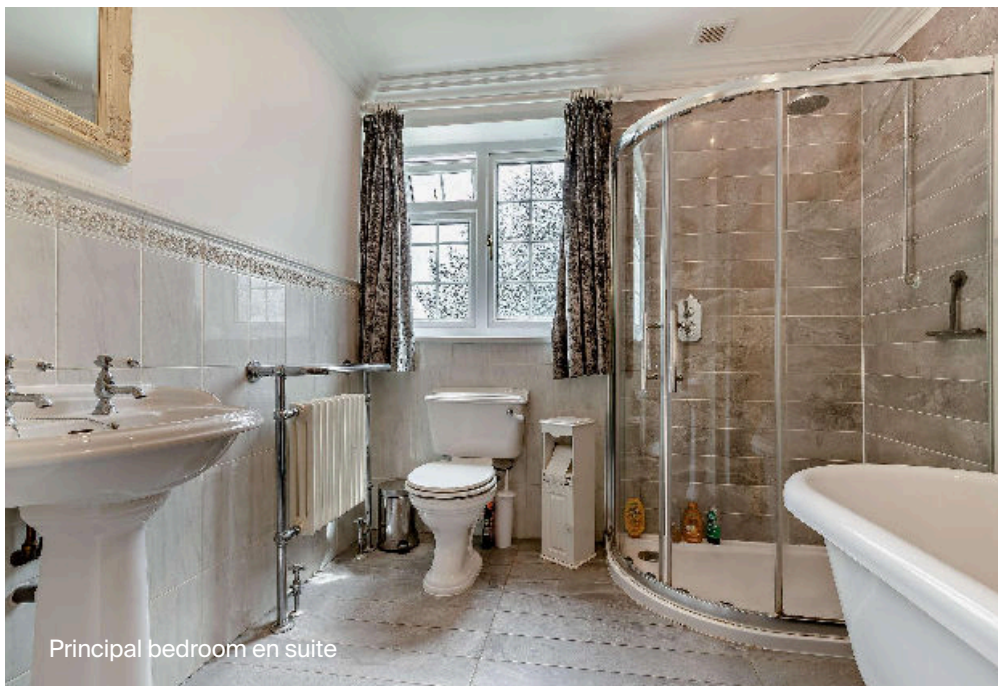
The separate utility room is fitted with wall and floor mounted units and provides space for larger appliances. There is a gardener's WC and a door out to the gardens making this space perfect as a boot room.







Principal bedroom



Principal bedroom en suite

## Upstairs

Stairs rise from the reception hallway to the spacious first floor landing area. There is a picture window over the stairs providing ample natural light and views over the garden with a further, feature box bay window overlooking the gardens from the landing. From here four of the six double bedrooms are accessed along with a good size linen closet.

The large principal bedroom suite is fitted with a range of bedroom furniture including wardrobes, a dressing table and drawer units providing ample storage. There are three windows overlooking two sides of the gardens. The large en suite bathroom has a lovely roll-top claw foot bath and a separate double shower.

Bedroom two is a large room with three windows enjoying a dual aspect. There is a well fitted en suite shower room with a corner shower.

Bedroom three has the benefit of a fitted wardrobe providing ample storage and a feature arched recess with lighting. A window to the side provides a lovely countryside view. The en suite shower room is well fitted.

Bedroom four enjoys a dual aspect with front and side garden views and is served by the family bathroom, next door.

The large family bathroom has a Jacuzzi bath perfect for bedtime relaxation and a separate shower.

A further open tread staircase rises to bedroom five. A large bedroom with three Velux windows providing ample natural light and three useful storage cupboards in the eaves space.

A door from the first floor landing leads to another staircase rising directly to bedroom six/study. Having restricted head height, this useful space is ideal as a home office or bedroom, having a skylight and a window with garden views.





Large first floor landing



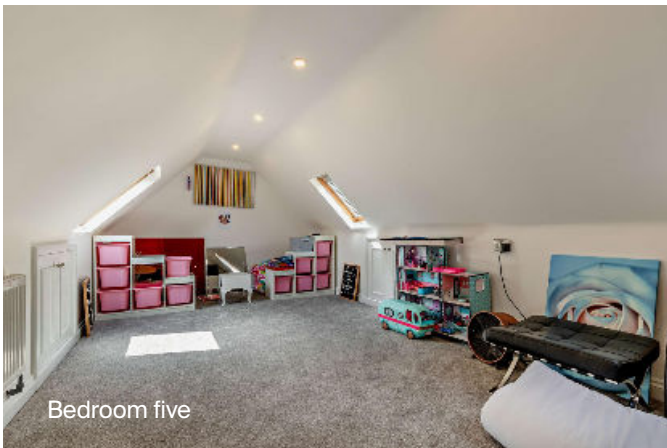
Bedroom three



Bedroom two



Bedroom four



Bedroom five



Bedroom six/study



## The Annexe

The front door opens to the bright reception hallway. From here the double bedroom and well fitted en suite shower room with a double walk-in shower are located.

A turning staircase rises to the first floor dining kitchen. Fitted with a comprehensive range of wall and floor mounted units there is a good range of integrated appliances. There is also a cloakroom/ WC.

The spacious sitting room enjoys a dual aspect with three windows providing ample natural light and garden views. The space offers the potential to add a second bedroom if required.



Being ideal as a home for a relative, a separate office suite or AirBnB style rental, this fabulous, beautifully appointed annexe offers spacious and modern accommodation.





Sitting room



Sitting room



Dining kitchen



Through to sitting room and WC



Ground floor bedroom



En suite shower room



## Gardens

Ornate electric gates open to the sweeping gravel driveway which provides parking for several vehicles and access into the garage, to the annexe and into the main house. The double garage has an electric up and over entrance door, power and lighting.

A covered archway to the side of the house leads to a fabulous secluded terrace where the covered BBQ kitchen is located. A gate leads into the charming "secret garden", a perfect location for quiet relaxation. The terrace extends across the rear of the property, also enjoying privacy to all sides. There is exterior lighting, water points and power points. Please note, the shed, summer house and zip wire are available via separate negotiation.



The wrap around walled gardens are an oasis. Mainly laid to lawn with mature planting, trees, a lovely kitchen garden and seating areas to sit and relax.

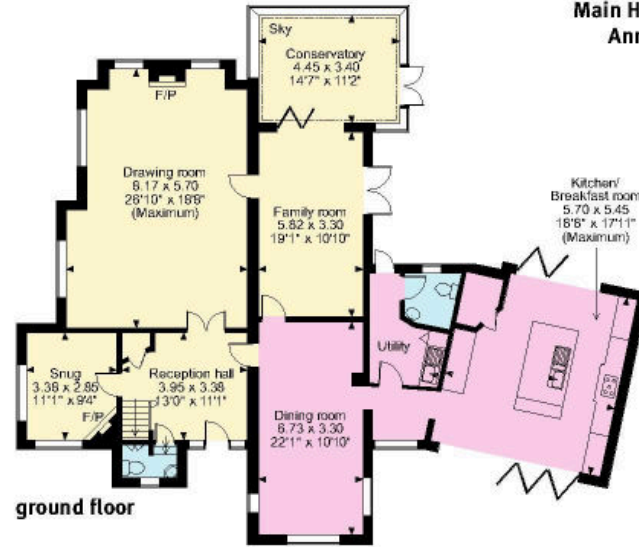
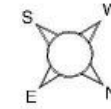




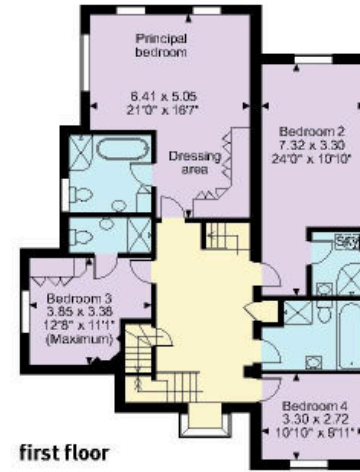
The secret garden



**Manor Park Kings Bromley, Burton-on-Trent**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 316sq.m (3,396sq.ft)**  
**Annexe = 81sq.m (868sq.ft)**



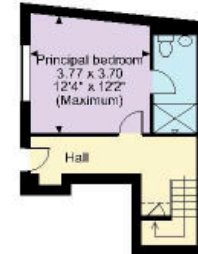
ground floor



first floor



second floor



annexe ground floor



annexe first floor

--- Denotes restricted head height

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I would be delighted to tell you more

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