





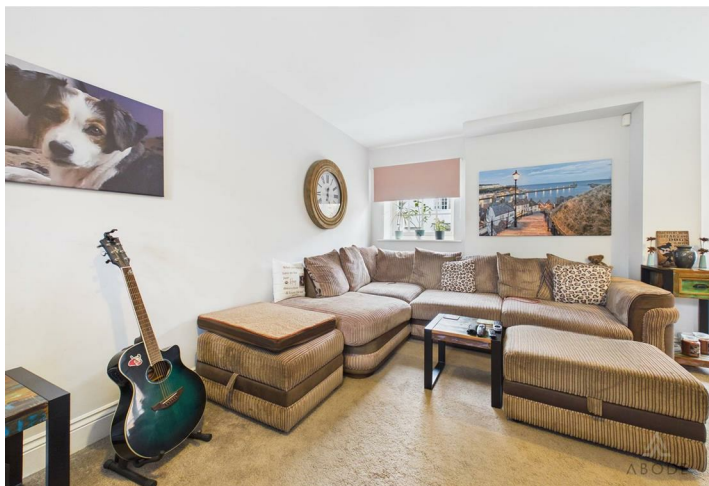
Offered to the market with no upward chain, Hornbeam Cottage is a beautifully appointed three-bedroom home set within an exclusive private development refurbished in 2017. Positioned just off the High Street in the heart of Abbots Bromley, the property provides an ideal balance of quiet privacy, low-maintenance living, and immediate access to a vibrant village community.

Inside, a welcoming entrance hallway leads to a practical ground-floor cloakroom/WC. The main ground-floor layout features a spacious, light-filled living room stretching the full depth of the house, complete with a feature bay window, defined seating and dining areas, and French doors opening outside. Directly adjacent, the modern kitchen comes fitted with integrated appliances and provides additional direct access to the exterior.

Upstairs, the accommodation includes a well-proportioned master bedroom with its own private en suite shower room, a comfortable second double bedroom, a versatile third bedroom suitable as an office or dressing space, and a clean, contemporary family bathroom.

Outside, the cottage benefits from a private, south-facing front courtyard perfect for outdoor dining, along with two allocated off-road parking spaces to the rear. Located within walking distance of local amenities.

Viewing by appointment only.



Entrance Hallway & W.C.

A welcoming entrance hallway provides a neat transition into the home while housing a practical cloakroom/WC, conveniently set off the main hallway.

Living Room

Stretching the full depth of the property, the impressive open-plan reception room is brightened by a feature bay window and French doors opening onto the south-facing courtyard, the versatile space easily accommodates defined seating and dining zones.

Kitchen

Positioned alongside the main living area, the contemporary kitchen comes fitted with a modern range of units and integrated appliances, boasting direct access out to the private courtyard space.

Bedroom One & En-suite

The principal bedroom suite offers a well-proportioned, peaceful retreat and benefits from its own private en suite shower room.

Bedroom Two

A comfortable second double bedroom, ideal for guests, family members, or secondary bedroom space.

Bedroom Three

The versatile third bedroom serves perfectly as a child's room, dressing area, or dedicated home office.







Family Bathroom

Finishing the first-floor layout, the family bathroom is appointed in a clean, understated style designed for easy upkeep.

Outside

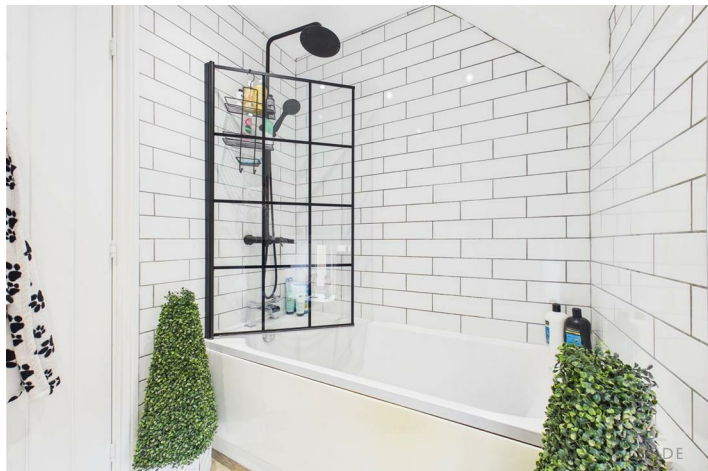
Hornbeam Cottage introduces itself with a private, south-facing courtyard positioned to the front, offering a low-maintenance and usable space for outdoor seating with direct access from both the living area and kitchen. Situated within a small, quiet development just off the High Street, the property balances peaceful outdoor living with immediate access to the village centre. To the rear, the cottage benefits from two allocated off-road parking spaces, providing a rare and valuable asset for a central village location.

Local Area

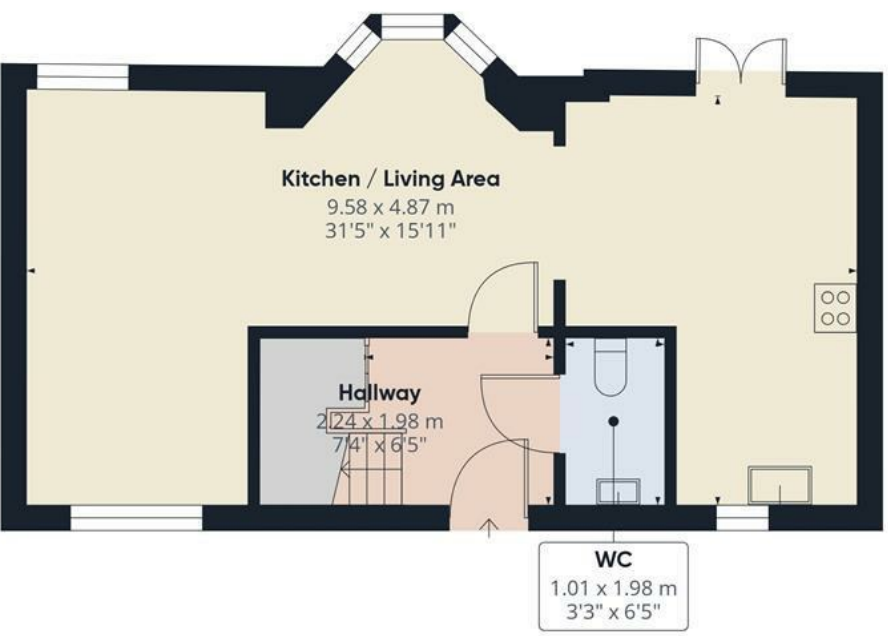
Positioned in the heart of Abbots Bromley, the property offers a quintessential village lifestyle where daily routines naturally happen on foot. The vibrant community features an exceptional array of amenities, including the popular Antlers Coffee House, Cobwebs and four village pubs

For recreation, the nearby Abbots Bromley Sports Association serves as a central hub with facilities for cricket, football, netball, tennis, and crown green bowling. The surrounding Staffordshire countryside provides picturesque walking routes right on the doorstep, while excellent road links via the A38 and A51 ensure easy access to the neighboring market towns of Lichfield and Rugeley.



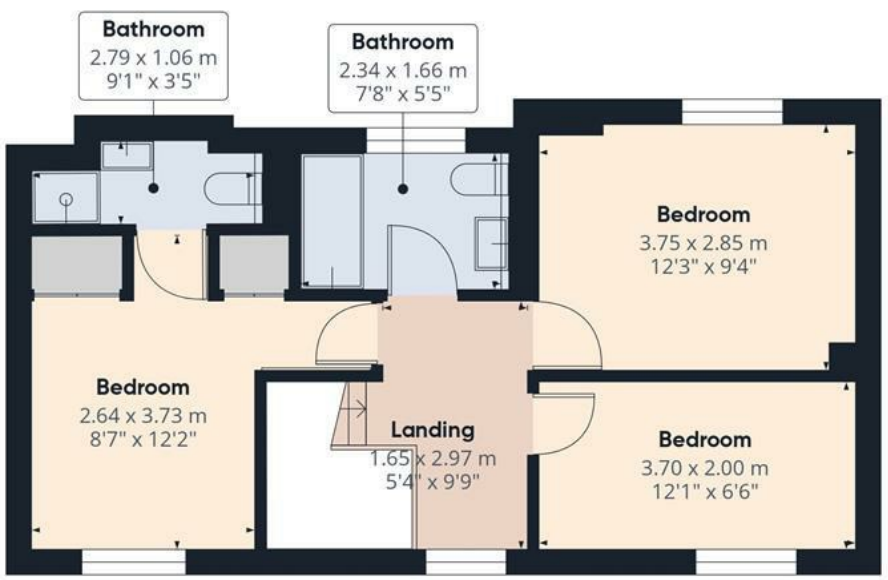






Floor 0

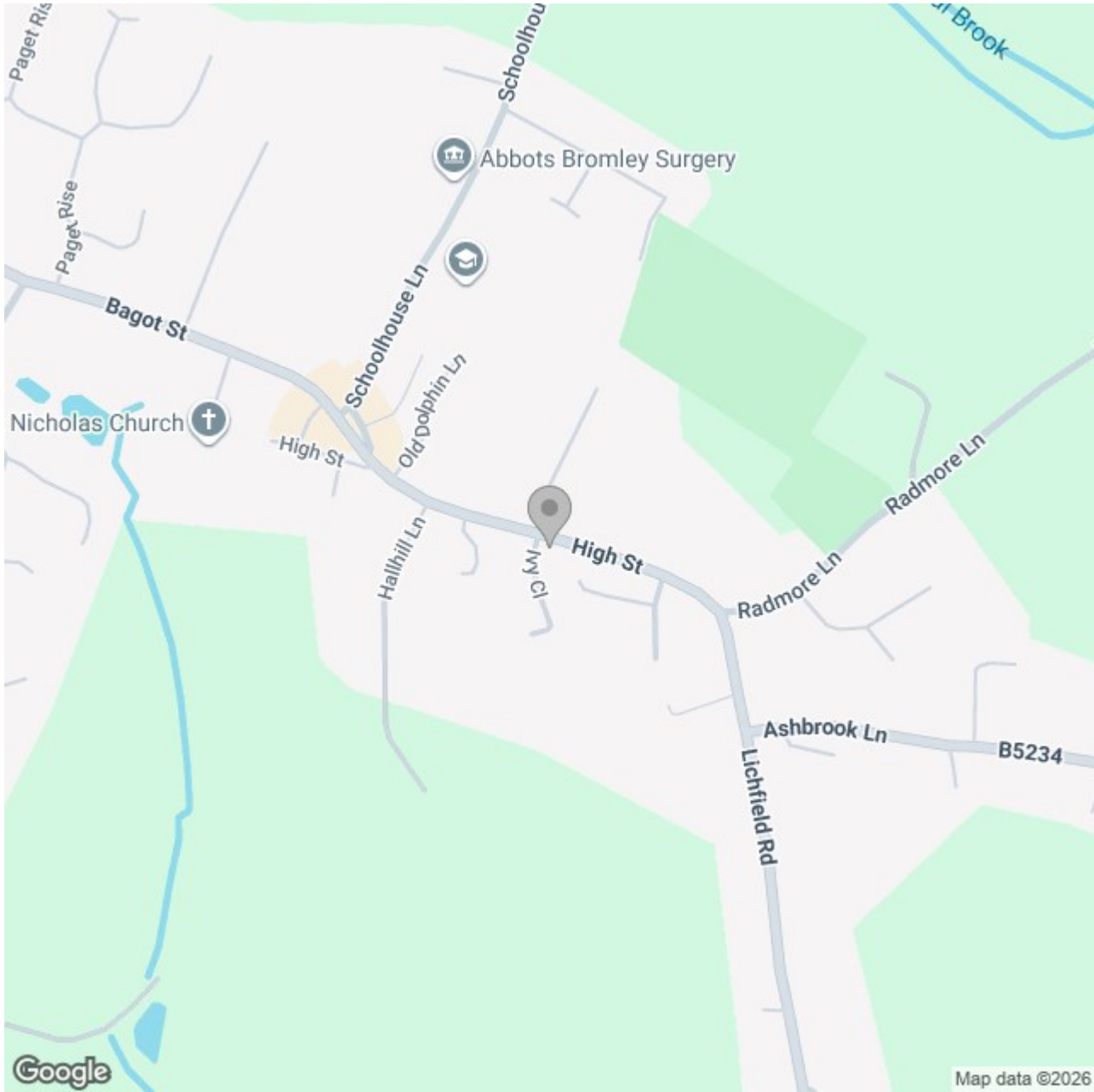
Approximate total area⁽¹⁾
86.7 m²
932 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	