



**Connells**

Church Street  
Coton-in-the-Elms SWADLINCOTE



## Property Description

An Exceptional Five-Bedroom Detached Home. Occupying a desirable position within the highly sought-after village of Coton in the Elms, this outstanding detached family home has been thoughtfully and extensively renovated to an exceptional standard, seamlessly combining contemporary luxury with the character, charm and warmth expected of a distinguished countryside residence. Offering generous and versatile accommodation throughout, the property boasts five well-proportioned bedrooms, complemented by three beautifully appointed bathrooms, making it ideally suited to modern family living. At the heart of the home are three elegant reception rooms, providing a wealth of space for entertaining, relaxing and home working, alongside a stunning kitchen diner that has been designed to create a sociable and practical hub for everyday life.

The recent renovation has been completed to an exacting specification, with careful attention paid to preserving the property's original character whilst introducing high-quality fixtures, fittings and modern comforts throughout. The result is a home that feels both luxurious and welcoming, offering an enviable balance between sophistication and rural charm.

Rarely do homes of this calibre become available within such a popular village setting. Combining extensive family accommodation, stunning gardens and a high-quality finish throughout, this unique residence represents a wonderful opportunity to acquire a truly special countryside home.

## Entrance Hallway

### Study

11' 6" x 10' 2" ( 3.51m x 3.10m )

### Living Room

20' 9" x 11' 7" ( 6.32m x 3.53m )

### Dining Room

11' 7" x 11' 7" ( 3.53m x 3.53m )

### Kitchen

20' 10" x 10' 4" ( 6.35m x 3.15m )

### Utility Room

10' 8" x 5' 10" ( 3.25m x 1.78m )

### Ground Floor Shower Room

7' 10" x 5' 3" ( 2.39m x 1.60m )

## First Floor Landing

### Bedroom One

11' 9" x 11' 5" ( 3.58m x 3.48m )

### Bedroom Two

11' 9" x 10' 6" ( 3.58m x 3.20m )

### Bedroom Three

13' 2" x 11' 8" ( 4.01m x 3.56m )

## Bedroom Four

10' 7" x 10' 6" ( 3.23m x 3.20m )

## Family Bathroom

11' 2" x 6' 2" ( 3.40m x 1.88m )

## Family Shower Room

7' 8" x 7' 4" ( 2.34m x 2.24m )

## Gym/Playroom/Bedroom 5

10' 4" x 9' 11" ( 3.15m x 3.02m )

## Outbuilding

Boasting a garden room, workshop and shed area.

## Garage

15' x 13' 1" ( 4.57m x 3.99m )

## Store Room

13' 6" x 11' 9" ( 4.11m x 3.58m )

## Driveway

## Stunning Garden Areas

Externally, the property continues to impress with beautifully maintained and established gardens surrounding the home. A substantial patio area provides the perfect setting for outdoor dining and entertaining, while the generous grounds also incorporate an allotment area, useful outbuildings and a garden shed, offering excellent versatility for gardening enthusiasts and those seeking additional storage or workshop space.

Further benefits include a garage and ample driveway parking, ensuring practicality complements the property's considerable appeal.

## Coton In The Elms

Coton in the Elms is a highly regarded and picturesque South Staffordshire village, offering an attractive blend of rural charm, community spirit and everyday convenience. Surrounded by open countryside and beautiful farmland, the village provides an idyllic setting for those seeking a peaceful lifestyle whilst remaining well connected to nearby towns and amenities.

The village benefits from a range of local facilities including a primary school, village hall, public house and recreational amenities, all contributing to its welcoming and family-friendly atmosphere. A strong sense of community, together with regular local events and activities, makes Coton in the Elms a particularly desirable place to call home.

For commuters, the village enjoys excellent access to Burton upon Trent, Swadlincote, Lichfield and Derby, with convenient road links connecting to the wider Midlands region. A wider selection of shopping, leisure and educational facilities can be found within easy reach of the village.

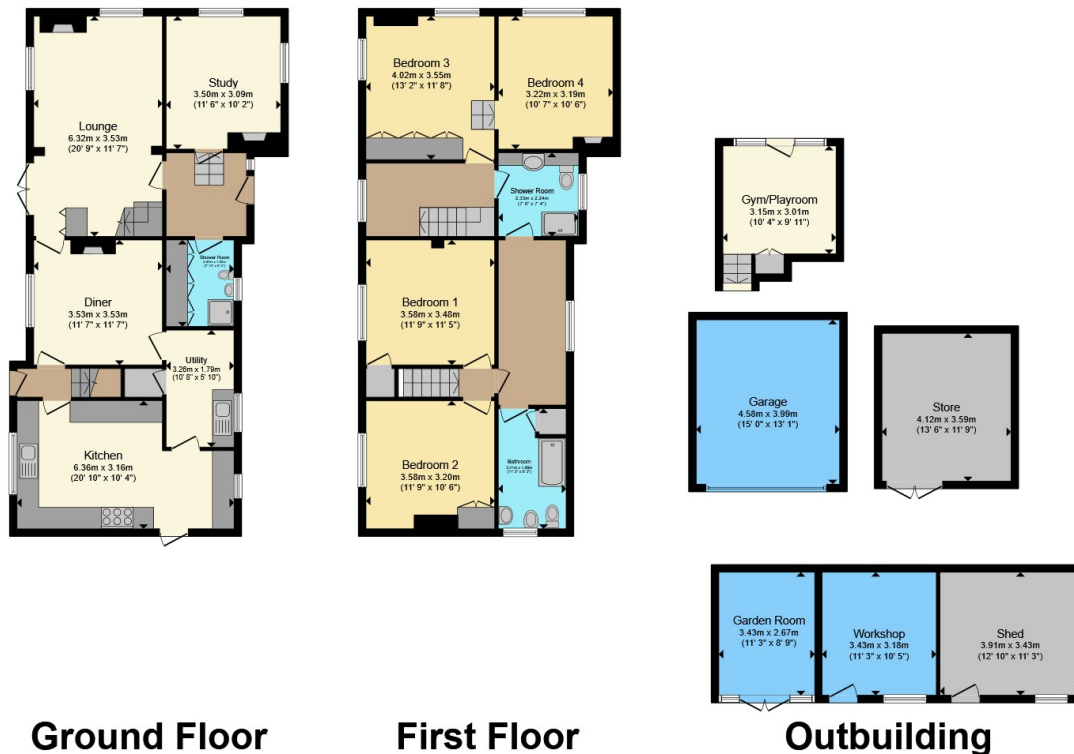
The surrounding countryside offers an abundance of walking, cycling and outdoor pursuits, with numerous footpaths and bridleways allowing residents to fully appreciate the area's natural beauty. Despite its tranquil rural setting, Coton in the Elms remains exceptionally well placed for modern day living.

Combining village character, excellent accessibility and a wonderful countryside environment, Coton in the Elms continues to be one of South Staffordshire's most sought-after rural locations for families, professionals and those looking to enjoy a slower pace of life.









**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 250.8 m<sup>2</sup> (2,700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Awaiting  
 Council Tax Band: F

Tenure: Freehold

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