



Gibson, Kingstanding, Needwood, DE13 9PE

 Parker
Hall

Enjoying a idyllic rural setting is the individual Gibson, a beautifully converted character home showcasing superb specification throughout, three double bedrooms and a secluded spot within an exclusive gated development settled within stunning Staffordshire countryside. Having been completed in 2019, this individual conversion has been substantially remodelled to create a most impressive country home showcasing open plan accommodation, oak doors throughout and under floor heating to the ground floor, with much care and attention paid to every aspect of the quality finish.

The modern fittings beautifully complement the traditional exterior, with interiors comprising open plan entryway leading into the open plan living and dining room, quality

Neptune kitchen with granite worktops, stunning Orangery and cloakroom to the ground floor, with three double bedrooms serviced by a master en suite and bathroom to the first floor. The open plan design of Gibson allows for much flexibility with the layout for both living and dining rooms, however there is the potential for interiors walls to be erected to create more defined rooms. Outside, the property benefits from private parking and landscaped rear gardens extend to a generous size, enjoying a picturesque rural outlook.

Boasting a fascinating history, the Kingstanding barns date back to 1700s where they were originally the royal hunting lodge for King George IV. During World War II, the area was occupied by the American

military and Lancaster Bombers were refuelled nearby, inspiring the title of Gibson which has been given as a tribute to one of the Lancaster pilots who flew with the renowned 'Dambusters' 617 Squadron.

Kingstanding lies within the hamlet of Needwood, an area renowned for its rolling countryside, superb schooling and accessibility to nearby commuter routes and amenities. The local villages of Yoxall, Barton under Needwood and Abbots Bromley all offer superb amenities including general stores, boutique shops, pubs, post offices and more, with more comprehensive amenities available in the market towns of Burton and Uttoxeter or the Cathedral City of Lichfield. The local school catchment includes

Needwood Primary School and John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are an excellent range of Independent schools within close reach including Smallwood Manor, Repton and Lichfield Cathedral. Locally, leisure pursuits can be found at the FA's St Georges Park where there is a gym, spa, restaurant and bar, and the market town of Burton on Trent is home to additional shopping centres, restaurants and a cinema. Rail stations in Burton and Lichfield provide links to Birmingham and London, the property is well placed for access to the A50 and A38 and the International Airports of Birmingham and East Midlands both lies within an easy 40 minute drive.



- Beautiful Converted Country Residence
- Exclusive Gated Development
- Exceptional Specification Throughout
- Open Plan Living & Dining Room
- Neptune Kitchen with Integral Appliances
- Stunning Orangery
- Three Double Bedrooms
- En Suite & Bathroom
- Private & Visitors Parking
- Landscaped Gardens with Stunning Views
- Idyllic Peaceful Setting
- 'Outstanding' School Catchment Area
- Well Placed for Amenities & Commuter Routes

The front door opens into the **Entryway**, where an oak staircase rises to the first floor and a door opens into the **Cloakroom**. Leading into:

Open Plan Living & Dining Room 9.01 x 6.42m (approx. 29'7 x 21'1) – max

Having tiled flooring throughout, this generous open plan space benefits from a window to the front aspect and ample space for both sitting and dining areas

The quality Neptune **Kitchen** comprises a range of painted wall and base units with marble effect granite worktops over, housing inset Rangemaster sink, integral Neff appliances including dishwasher,



gas hob with extractor above, double oven and warming drawer and integral AEG appliances including a larder fridge, larder freezer and washing machine. The sink is inset to a central island units providing ample additional workspace and storage. The kitchen opens into:

Orangery 7.28 x 3.41m (approx. 23.11 x 11'2)
A stunning reception room ideal as a second sitting room, having three sets of double doors opening out to the gardens, a window to the side and impressive roof lantern providing plenty of natural light through to the living room and kitchen

Cloakroom
Fitted with a modern suite comprising vanity wash basin, WC and matching fitted storage, with an obscured window to the front, a heated towel rail and fitted storage housing the boiler



The oak staircase rises to the **First Floor Landing** where there is loft access, a window to the rear with beautiful rural views and oak door into:

Master Bedroom 3.6 x 3.37m (approx. 11'10 x 11'1)

With a window to the rear and private use of:

En Suite

Fitted with a modern suite having wash basin set to vanity unit, low level WC and a walk in shower, with tiled flooring, tiling to walls, a heated towel rail and an obscured window to the front

Bedroom Two 3.81 x 3.36m (approx. 12'6 x 11'10)

With a window to the rear enjoying rural views

Bedroom Three 3.23 x 3.13m (approx. 10'7 x 10'3)

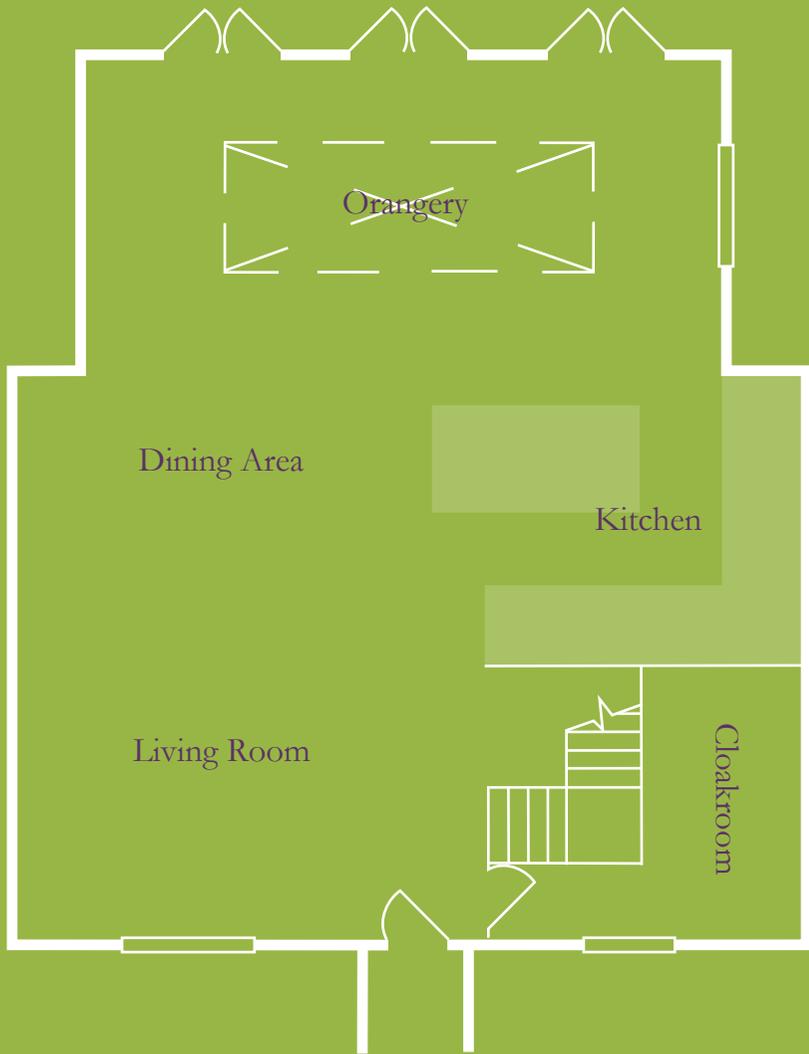
Another double room having a window to the front

Family Bathroom

Fitted with a contemporary suite having wash basin set to vanity unit, low level WC and bathtub with shower attachment, with tiled flooring, tiling to walls, a skylight and a chrome heated towel rail









Outside

Gibson is set within the exclusive Kingstanding development, formed by a collection of bespoke barn conversion and character homes which have been converted by a reputable local builder. Electric gates open into a lengthy driveway which leads between stunning countryside to the barns. There is a tarmac area allowing for visitors parking and the block paved driveway leads to the front of Gibson where there is private parking and an attractive oak gable porch which leads to the front door

Gardens

Landscaped gardens lie to the rear aspect enjoying a most picturesque outlook over farmland and countryside. The garden is laid to a stone terrace leading onto lawns and is a simple canvas ideal to landscape further as the new owner desires



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.