



Barton House, Wychnor Grange, Wychnor, DE13 8BU

Set within the idyllic private community of Wychnor Grange is Barton House, an imposing executive detached home offering spacious and beautifully presented interiors, six double bedrooms and a generous plot totalling 0.5 acre. Having received upgrades to the kitchen, utility and orangery in recent years, Barton House offers substantial living space finished and presented to an exceptional standard to include beautiful solid oak flooring, Silestone quartz worktops to the kitchen and utility and double glazing throughout. To the ground floor is a spacious reception hall, three reception rooms, a

refitted dining kitchen, refitted utility and cloakroom, with four double bedrooms serviced by two en suites and a family bathroom. To the second floor is a fifth double bedroom, a cinema room and a further room ideal as a home office, sixth double bedroom or studio. Outside, Barton House benefits from parking to the fore of a double garage and landscaped gardens extend to a generous half an acre and are laid out shaped lawns and an orchard with fruit trees. The rural location is a real feature of this individual home, being set amongst scenic Staffordshire countryside and next to the historic Wychnor Park Golf

and Country Club.

The hamlet of Wychnor is a sought after rural location enjoying a picturesque approach with rural views over surrounding farmland, woodland and countryside. The Wychnor Park Golf and Country Club hosts a bar and restaurant, golf course and gym with further facilities available in the village of Barton under Needwood where a Co op general store, post office, pubs, restaurants, coffee shop, boutique stores and more can be found. Further shopping and leisure amenities are within close reach in the market town of

Burton on Trent and Cathedral City of Lichfield, both of which are home to railway stations offering direct links to Derby, Birmingham and London (in 80 minutes from Lichfield). The property lies within the catchment area for the Ofsted rated 'Outstanding' John Taylor High School and excellent private schools in the area include Smallwood Manor, Formarke Prep, Repton and Lichfield Cathedral. Barton House is conveniently located for access to the A38, A50, M6 and M6 Toll and the International airports of Birmingham and East Midlands are both within an easy drive.



- Executive Detached Family Home
- Beautifully Presented & Spacious Interiors
- Generous 0.5 Acre Plot
- Three Spacious Reception Rooms
- Refitted Dining Kitchen
- Utility, Cloakroom & Reception Hall
- Five Double Bedrooms
- Two En Suites & Bathroom
- Sixth Bedroom/Home Office
- Second Floor Cinema Room
- Established Gardens with Orchard
- Double Garage & Ample Parking
- Idyllic Rural Development
- John Taylor School Catchment

A covered porch leads to the front door into:

Reception Hall (approx 12'8 x 11'3)

A spacious welcome to this individual home, having stairs rising to the first floor, fitted understairs storage cupboard, solid oak flooring and double doors off to:

Lounge 6.32 x max 5.85m (approx 20'8 x max 19'2)

A beautifully presented reception room having windows to two sides, solid oak flooring and a feature inglenook fireplace housing a wood burning stove. Double doors open into:

Orangery 4.62 x 3.28m (approx 15'2 x 10'9)

With travertine tiled flooring, windows with views over the gardens double doors opening out to the exterior

Family Room 5.0 x 3.93m (approx 16'5 x 12'10)

With a bay window to the rear, further window to the side, wood burning stove set to granite hearth and solid oak flooring, this additional sitting room is ideal as a snug, playroom or formal dining space

Dining Kitchen 4.99 x 4.54m (approx 16'4 x 14'10)

Refitted in recent years, the kitchen comprises a range of white gloss wall and base units with Silstone quartz worktops over, housing an inset double Belfast sink, recess with space for a range cooker and integral appliances including dishwasher, fridge, freezer and wine fridge. There are windows to three sides and the kitchen has tiled flooring and ample space for a dining table and chairs. A door opens into:

Utility 2.57 x 2.04m (approx 8'5 x 6'8)

Fitted with units and Silstone worktops coordinating with those of the kitchen, the utility houses an inset sink and spaces for appliances including washing machine, tumble dryer and fridge freezer. Having tiled flooring and a door to the side giving access to the exterior

Cloakroom

Fitted with pedestal wash basin, low flush WC, tiled splash backs and oak flooring





Stairs rise to the generous **First Floor Landing** where there is space for a sitting or study area, windows to the rear and doors off to the bedrooms, bathroom and to the **Airing Cupboard**

Master Bedroom 4.99 x 4.25m (approx 16'4 x 13'11)
A spacious principal bedroom having window to the front and a door into:

En Suite

Comprising pedestal wash basin, low level WC and double shower cubicle, with half tiling to walls, a chrome heated towel rail and an obscured window to the side

Bedroom Two 4.4 x 3.94m (approx 14'5 x 12'11)
Another spacious double bedroom suite, having fitted double wardrobes, a window to the rear and a door into:

En Suite

Fitted with a pedestal wash basin, low level WC and corner shower, with half tiling to walls, a chrome heated towel rail and obscured window to the side

Bedroom Three 4.19 x 3.07m (approx 13'9 x 10'0)
With windows to two sides

Bedroom Four 3.27 x 3.04m (approx 10'8 x 9'11)
Another double room having a window to the front

Family Bathroom

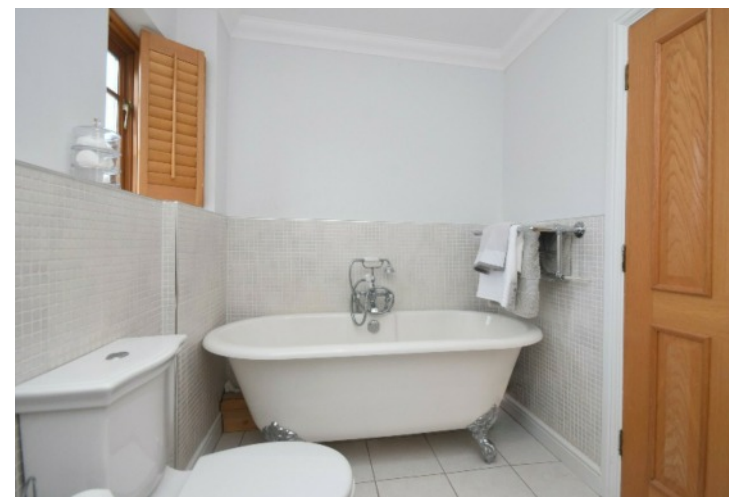
Fitted with a traditional style suite having wash basin fitted to a vanity unit providing storage, low level WC, a freestanding claw foot bathtub with shower attachment and an enclosed shower cubicle, having half tiling to walls, tiled flooring, chrome heated towel rail and an obscured window

A second staircase rises to the **Second Floor Landing**, where doors open into:

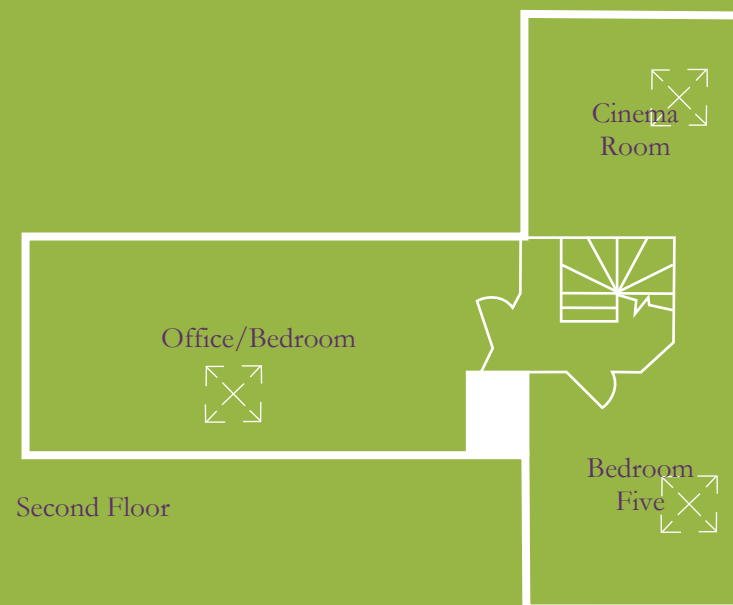
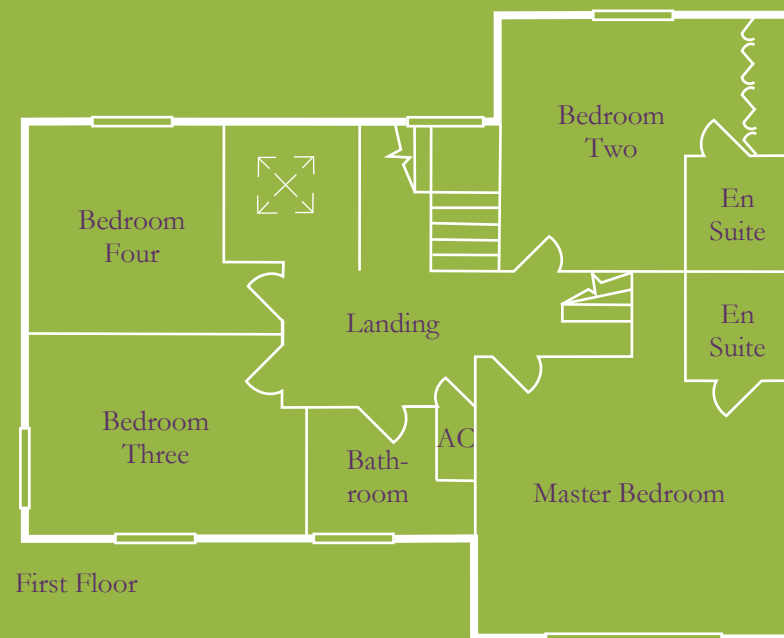
Bedroom Five 3.89 x 3.43m (approx 12'9 x 11'2)
Another double bedroom having a skylight and a leading through to:

Cinema Room 3.94 x 3.91m (approx 12'11 x 12'10)
Having a skylight to the side

Office/Bed Six 8.9 x max 3.9m (approx 29'2 x 12'9)
A versatile space ideal as a home workspace, further bedroom or studio, having a skylight









Outside

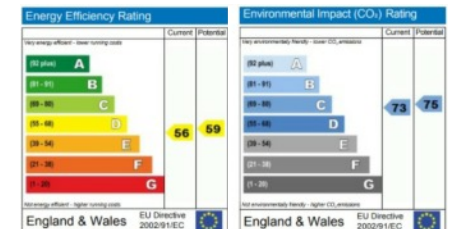
Barton House lies within the idyllic Wychnor Grange development, a desirable rural location formed by individual executive homes and traditional barn conversions. A lane leads to the development through peaceful Staffordshire countryside and through communal grounds leading to the property. To the front there is ample private parking to a generous drive which also gives access into:

Double Garage 5.99 x 5.84m (approx 19'8 x 19'2)

With twin electric up and over doors to the front, power, lighting, a door to the rear gardens and windows to two sides. The loft offers a generous storage space above

Formal Gardens

Beautifully maintained gardens lie to three sides of the property being laid to a secluded terrace, mature lawns and lawns and gravel pathways. To the top of the garden is an orchard home to trees including apple, pear, sweet chestnut and walnut, and the gardens enjoy a pleasant outlook over farmland to the rear



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.