



Victoria Cottage Dunstall Road, Barton under Needwood,  
Staffordshire, DE13 8AX

 Parker  
Hall

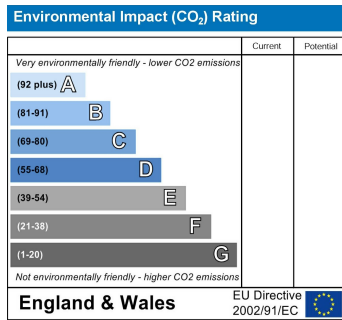
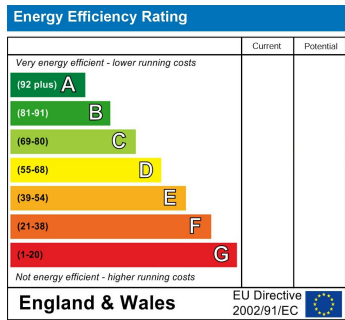


Set on a secluded plot close in the desirable village of Barton under Needwood is Victoria Cottage, an immaculately presented character home showcasing beautifully retained features, five double bedrooms and manicured gardens. Offered with no upward chain, this individual family home dates back to 1790s where it was originally built to service the nearby Barton Manor. Having been extended and remodelled throughout its time with the current vendors, the interiors comprise briefly reception hall, two reception rooms, refitted dining kitchen, 'back kitchen'/utility with walk in pantry, Orangery, study, boot room and cloakroom to the ground floor, with five double bedrooms set to the first floor. The master bedrooms benefits from a bespoke fitted dressing room and en suite bathroom and a guest en suite and family bathroom service the additional bedrooms. Outside, a lengthy driveway (shared with one other property) benefits from parking for three to four vehicles and beautifully tended gardens are laid to the rear enjoying complete privacy. Victoria Cottage is serviced by mains gas central heating and majority double glazed windows.

- Individual Character Village Home
- 'Outstanding' School Catchment
- Refitted Dining Kitchen
- Five Superb Double Bedrooms
- Parking & Brick Outbuilding
- Offered with No Upward Chain
- Two Reception Rooms & Orangery
- 'Back Kitchen', Study, Boot Room & WC
- Dressing Room, Two En Suites & Bathroom
- Beautifully Landscaped Garden



The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science School, with a range of private schools also within easy reach including Smallwood Manor, Abbots Bromley, Repton and Denstone. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.







**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.

**The Property Misdescriptions Act 1991:** 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.