



**Ashbrook Cottage**, 10 Short Lane, Barton under Needwood, DE13 8LA



Offered with no upward chain is this charming detached cottage set in the heart of Barton under Needwood, benefitting from a wealth of traditional character, four bedrooms and a generous rear garden. Presenting an attractive exterior and traditional features including wood burning fireplaces and thumb latch doors, Ashbrook Cottage benefits from superb potential with plans already having been completed for a two storey extension to create a master suite with shower room and dressing room and an open plan dining kitchen with family room (subject to planning permission). The existing interiors comprise reception hall, two reception rooms, dining kitchen, utility and ground floor bathroom, with four bedrooms, a master dressing room and shower room to the first floor. The rear garden benefits from privacy and extends to a generous size and there is off road parking to the front aspect.

The charming village of Barton under Needwood 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, both of which maintained an Ofsted Outstanding rating and the recently opened John Taylor Free School lies just a few minutes drive away. 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.

- Individual Detached Cottage
- Offered with No Upward Chain
- Superb Potential to Extend (STPP)
- Impressive Reception Hall
- Two Reception Rooms
- Dining Kitchen, Utility & WC
- Four Bedrooms & Dressing Room
- Shower Room & Ground Floor Bathroom
- Off Road Parking
- Generous Rear Garden
- Mains Gas CH & Full Double Glazing
- 'Outstanding' School Catchment

**Reception Hall** 3.86 x 3.1m (approx 12'8 x 10'2)  
An attractive welcome to this charming home, having galleried staircase rising to the first floor, a sash window to the front and fitted storage. Thumb latch doors open into:

**Dining Room** 4.11 x 3.34 (approx 13'5 x 10'11)  
Ideal as a formal dining space or second sitting room, having windows to two sides and a feature brickwork fireplace with raised wood burning stove

**Lounge** 7.05 x 2.89m (approx 23'1 x 9'5)  
A Spacious reception room having windows to

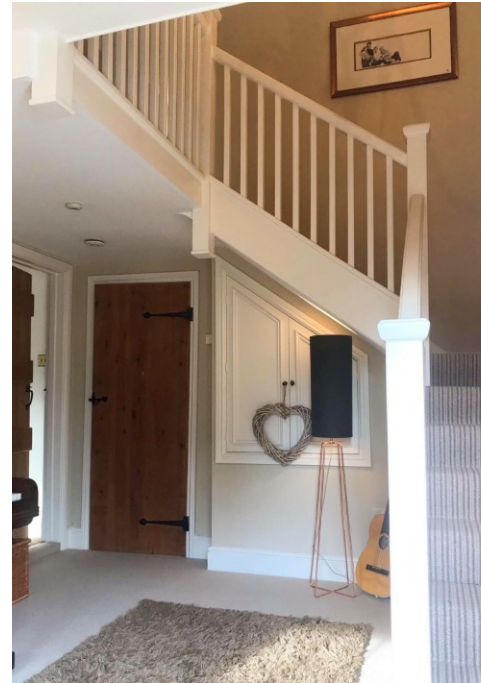
two sides and a wood burning stove set to quarry tiled hearth. A thumb latch door opens into:

**Dining Kitchen** 3.58 x 4.93, 3.63m (approx 11'9 x 16'2, 11'10)  
Comprising a range of wall and base units with solid oak Butcher block worktops over housing an inset ceramic sink with side drainer, integral dishwasher and a recess housing a Stoves range cooker. There is a window to the rear and the kitchen has tiled flooring extending into the dining area where a door opens out to the gardens. Thumb latch doors open into:

**Utility**  
Housing spaces for a washing machine, tumble dryer and fridge freezer, with tiled flooring and a window to the side. The wall mounted Gloworm boiler is also housed in here

The **Rear Hall** has tiled flooring, a door out to the rear gardens and a door into:

**Ground Floor Bathroom** 1.86 x 1.83m (approx 6'1 x 5'11)  
Comprising pedestal wash basin, WC and bathtub, with tiled flooring, tiling to walls and an obscured window to the side







Stairs rise to the first floor **Galleried Landing**, having loft access and doors opening into:

**Master Bedroom** 3.32 x 3.17m (approx 10'10 x 10'4)

With windows to two sides and a fireplace recess with quarry tiled hearth. An archway leads into:

**Dressing Room** 2.91 x 1.91m (approx 9'6 x 6'3)  
Having a window to the rear aspect and double doors to the airing cupboard

**Bedroom Two** 3.6 x 3.14m (approx  
Another spacious double room having windows to the rear and a skylight



**Bedroom Three** 2.97 x 2.22m (approx 9'9 x 7'3)  
With windows to two sides and a double fitted wardrobe

**Bedroom Four/Study** 3.14 x 1.61m (approx 10'3 x 5'3)  
Having a sash window to the front and a double

fitted wardrobe

**Shower Room** 1.79 x 1.77m (approx 5'10 x 5'9)  
Comprising a modern suite having pedestal wash basin, WC and shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side



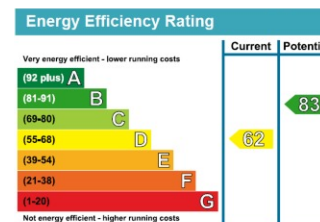


## Outside

Ashbrook Cottage is set back from the lane with a fenced foregarden and pathway leading to the front door. A driveway to the side aspect provides parking for two vehicles, with double gates opening into the rear providing an additional parking space and access into the garden

## Rear Garden

Extending to a generous size, the rear garden is laid out to a paved terrace, lawns and mature hedges giving plenty of privacy. there is a garden shed included in the sale and gated access opens out giving a swift route into the village centre via St James' Road. There is exterior lighting and a water point



**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.