



**The White House,** 7 Main Street, Barton under Needwood, DE13 8DP

 **Parker  
Hall**



A beautifully presented individual detached Georgian residence enjoying an ideal location close to the heart of Barton under Needwood, comprising four spacious reception rooms, six bedrooms and superb outside space including an double garage and immaculate cottage gardens. Nestled beyond mature gardens providing much screening and privacy, the Grade II Listed The White House offers flexible accommodation complemented by beautifully retained character features including exposed beams, period fireplaces, stripped pine doors and a stunning reception hall with the original staircase. The ground floor accommodates four generous reception rooms plus dining kitchen and study, all accessed off the impressive reception hall. To

the first floor are five superb double bedrooms and a sixth bedroom/nursery, serviced by a master en suite, Jack and Jill en suite and an upgraded family bathroom. Outside, a spacious driveway provides parking to the front as well access into the double garage and mature cottage gardens lie to the rear aspect being beautifully tended and providing a truly stunning space for outdoor entertaining. The White House has received recent upgrades to include a new mains gas boiler and pressurised water cylinder, underfloor heating to the Kitchen and study and a range of upgrades to the bathrooms.

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. 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 Character Home
- Wealth of Features, Space & Flexibility
- Central Village Location
- Stunning Reception Hall
- Four Reception Rooms & Study
- Upgraded Dining Kitchen
- Five Double Bedrooms
- Sixth Bedroom/Nursery
- Two En Suites & Upgraded Bathroom
- Double Garage & Parking
- Mature Cottage Gardens
- Recently Refitted Boiler & Hot Water System
- John Taylor School Catchment

A character gable porch opens from the side aspect leading into:

#### Reception Hall

A stunning character entrance into this individual home, having Georgian staircase rising to the first floor, exposed beams and doors off into:

#### Lounge 5.72 x 4.66m (approx 18'9 x 15'3)

The first of four generous reception room having character bay windows to two sides (with secondary glazing), exposed beams and a feature period style fireplace

#### Dining Room 4.90 x 3.34m (approx 16'0 x 10'11)

A further generous reception room benefitting from a character serving hatch through to the **Dining Kitchen**, exposed beams and bay windows (with secondary glazing) to two sides

#### Sitting Room 5.87 x 3.0m (approx 19'3 x 9'9)

An additional living room having French doors to the front aspect and exposed beams

#### Upgraded Dining Kitchen 4.49 x 4.31m (approx 14'9 x 14'0)

The kitchen is fitted with a range of quality wooden wall and base units having complementary worktops over, housing inset sink with side drainer and integral AEG appliances including oven, induction hob, dishwasher and combination microwave, with a freestanding American style Samsung fridge freezer also included in the sale. Having window to the rear,





feature fireplace with carved mantle, tiled flooring with recently installed under floor heating, additional fitted storage and serving hatch through to the **Dining Room**. Double doors into:

**Bespoke Sun Room** 5.6 x max 5.61 min 3.32m (approx 18'4 x max 18'4 x 10'10)

A stunning orangery style reception room, the sun room has windows overlooking and double doors out to the patio and gardens, tiled flooring and an opening throughout the rear hall, having doors off to a second staircase rising to the first floor and further doors to the garage and:

**Study** 3.00 x 2.43m (approx 9'10 x 7'11)

Having tiled flooring and further door to the Sun Room

### Hall

Accessed from the **Reception Hall** and having doors to the front aspect into:

### Cloakroom

Comprising pedestal wash basin and WC, with tiled flooring and tiled splash backs









### Landing

Having window to the side, exposed beams and doors off into:

### Master Bedroom 4.76 x 3.57m (approx 15'7 x 11'8)

A spacious principal bedroom having window to two sides and doors off to a generous fitted wardrobe and:

### En Suite 2.10 x 1.63m (approx 6'10 x 5'4)

Comprising a modern suite having wash basin and WC set to vanity units with storage below and corner shower cubicle, with tiling to splash backs and recently laid tiled flooring

### Bedroom Two 5.17 x 3.02m (approx 16'11 x 9'10)

Having window to the side aspect, a large fitted walk in storage cupboard and door into the **Master Bedroom**

### Bedroom Three 4.64 x 3.49m (approx 15'2 x 11'5)

Having window to the rear aspect, a fitted wardrobe and door into:

### Jack & Jill En Suite 1.86 x 1.41m (approx 6'1 x 4'7)

Comprising pedestal wash basin, low level WC and shower cubicle, having tiled splash backs and recently replaced tiled flooring. Door to:

### Bedroom Four 3.85 x 3.46m (approx 12'7 x 11'4)

With windows to two sides, a fitted wardrobe housing the water cylinder

### Nursery/Bedroom Six 2.52 x 2.00m (approx 8'3 x 6'6)

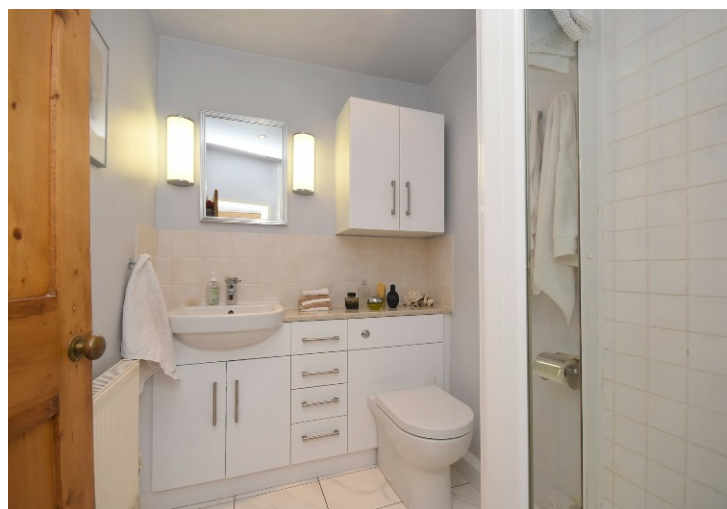
Ideal for use as a dressing room, a sixth bedroom or nursery, having window to the side aspect

### Upgraded Bathroom 2.93 x 2.55m (approx 9'7 x 8'4)

Comprising a white suite having pedestal wash basin, low level WC, bathtub with spa jets and walk in shower, with tiled flooring, tiling to splash backs, tiled flooring with recently installed under floor heating an obscured window to the side, exposed beams and a heated towel rail

### Bedroom Five 4.20 x 2.27m (approx 13'9 x 7'5)

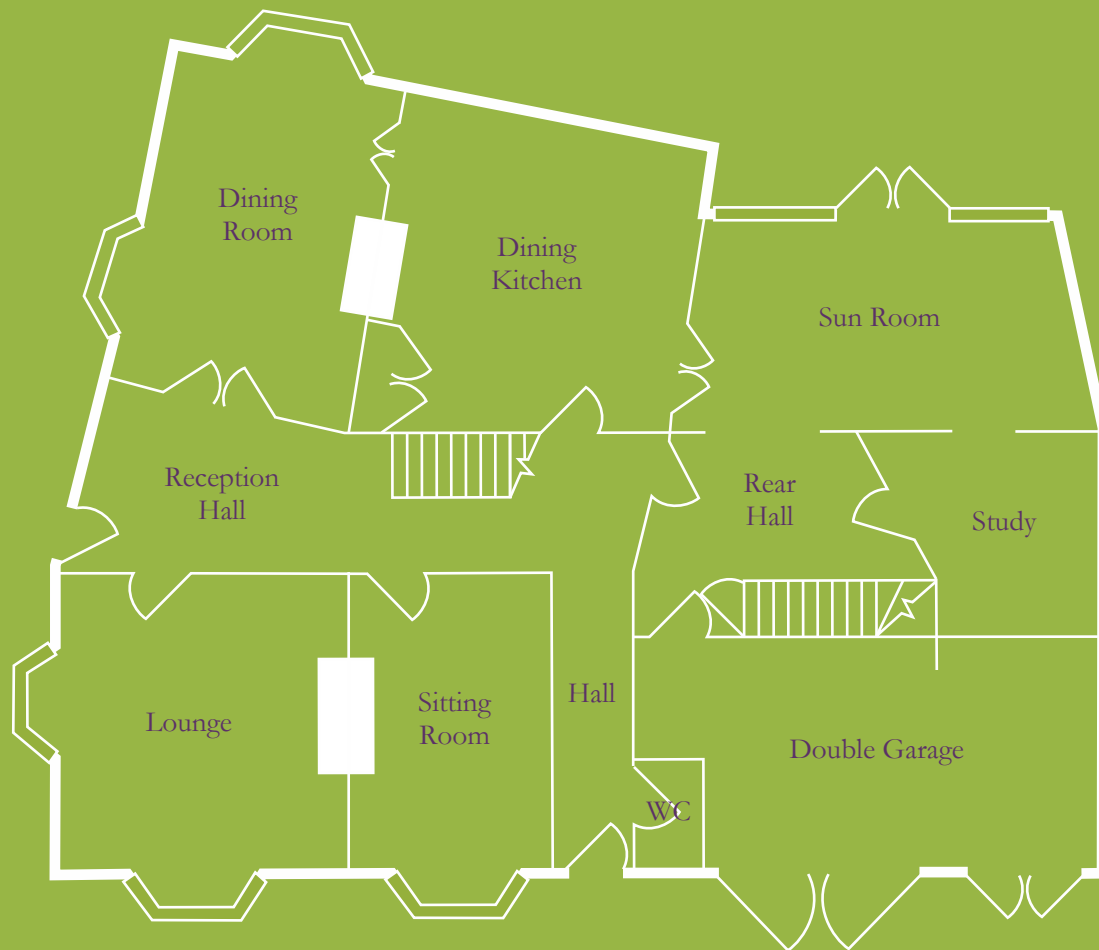
Accessed through a **Dressing Room** with fitted wardrobe and having a window to the front. A second staircase leads to the ground floor with a door opening into the rear hall off the **Sun Room**











Ground Floor



First Floor



### Outside

A feature gabled porch flanked with edged borders gives access from the side into the **Reception Hall**

The White House sits beyond a gravelled driveway providing parking for a number of vehicles to the front aspect. There is access into the **Hall** and manual double doors open into:

**Double Garage** 6.23 x 4.49m (approx 20'5 x 14'8)

With power, lighting, twin manual double doors to the front aspect and spaces for a washing machine and tumble dryer

### Cottage Gardens

Stunning gardens lie to the rear aspect laid to shaped lawns edged with stocked borders. Mature foliage provides privacy and screening to all sides and the gardens also feature an ornamental pond

### Directional Note

From Barton Marina, turn left onto Station Road and proceed through the village. At the Three Horseshoes pub where the road merges into Main Street, the property will be on your left hand side



**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.