



Mill House, Church Road, Alrewas, DE13 7BT



Set within an exclusive gated development is the Mill House, an elegant Georgian village residence benefitting from spacious and flexible family interiors, five double bedrooms plus study and secluded formal gardens. Offering oversized bedrooms and recently upgraded living accommodation ideal to suit a growing family, this impressive character home benefits from a wealth of original features throughout and has received modernisations to include new double glazed windows and a refitted kitchen. The interiors comprise briefly double height reception hall with Minton flooring, two spacious reception rooms, dining kitchen utility space and cloakroom to the ground floor, with an original staircase giving access to five

excellent double bedrooms and a study set over the first and second floors. Three bedrooms benefit from private en suite facilities, with a refitted family bathroom servicing the additional bedrooms. Outside, a generous walled garden lies to the front, there is a south facing courtyard to the rear providing space to add an Orangery (STPP), and there is parking and a single garage within the secure electric-gated courtyard.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and

the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into the highly regarded John Taylor High in Barton under Needwood, and there are a number of highly regarded private schools also nearby including St Wystans, Repton and Lichfield Cathedral . Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Imposing Georgian Family Home
- Wealth of Character Throughout
- Exclusive Gated Development
- Spacious & Versatile Accommodation
- Two Reception Rooms
- Refitted Family Dining Kitchen
- Vaulted Reception Hall & Cloakroom
- Potential for Orangery addition (STPP)
- Five Excellent Double Bedrooms
- Home Office/Sixth Bedroom
- Three En Suites & Bathroom
- Private Walled Gardens & Courtyard
- Allocated Parking & Single Garage
- Refitted Double Glazed Windows
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



Reception Hall

An impressive double height reception hall featuring original Minton tiled flooring, staircase rising to the first floor and windows to the front. Doors lead off to the **Cellar** and into:

Drawing Room 4.92 x 4.73m (approx 16'2 x 15'6)

A spacious reception room having attractive herringbone flooring and windows to two sides

Family Dining Kitchen 4.98 x 4.69m (approx 16'4 x 15'5)

Having been refitted by the current vendors, this spacious open plan room comprises a contemporary fitted kitchen and dining area. The **Kitchen** comprises a range of gloss wall and base units with quartz worktops over and rose gold accents, housing inset sink with side drainer, tiled recess housing a Rangemaster stove and integral appliances including dishwasher, two fridges and a microwave. An island provides further workspace, storage and a breakfast bar and the kitchen leads into the **Dining Area** where there is a window to the rear and further unit housing an integral freezer and washing machine. A door opens into:

Family Room 6.72 x 3.55m (approx 22'1 x 11'8)

Currently used as a playroom but ideal as a formal dining room, having dual aspect French doors opening to the rear courtyard and front gardens

Cloakroom

Refitted with wash basin set to vanity unit and WC, with tiled flooring and an obscured window to the rear

Cellar 4.98 x 4.80m (approx 16'4 x 15'9)

Accessed from the reception hall, having power and lighting





Stairs rise from the **Reception Hall** to the **First Floor Landing**, where the staircase continues to the second floor and doors lead off to:

Bedroom Three 4.75 x 3.46m (approx 15'7 x 11'4)
With windows to two sides and a door to:

En Suite

Fitted with a contemporary suite having twin wash basins, low level WC, bidet, freestanding bathtub and double shower cubicle, with tiled flooring, half tiling to walls, chrome heated towel rail and a skylight

Bedroom Four 4.83 x 3.65m (approx 15'10 x 12'0)
With a window to the front overlooking the gardens

Bedroom Five 4.84 x 3.25m (approx 15'11 x 10'8)
Another double room having a window to the front

Family Bathroom

Having been refitted with a white suite comprising wash basin and WC set to vanity unit and a double ended bathtub, with tiled flooring, tiled walls, a window to the rear and a heated towel rail

Second Floor Landing

A window to the rear overlooks the gardens, the landing has a loft access point and doors lead off to:

Master Suite 4.97 x 4.77m (approx 16'3 x 15'8)

A spacious principal bedroom having window to the front and private use of:

En Suite Bathroom

Fitted with a contemporary suite having twin wash basins, low level WC, bidet, freestanding bathtub and double shower cubicle, with tiled flooring, half tiling to walls, chrome heated towel rail and a skylight

Bedroom Two 4.85 x 3.44m (approx 15'11 x 11'3)
Another spacious double room having window to the front and private use of:

En Suite

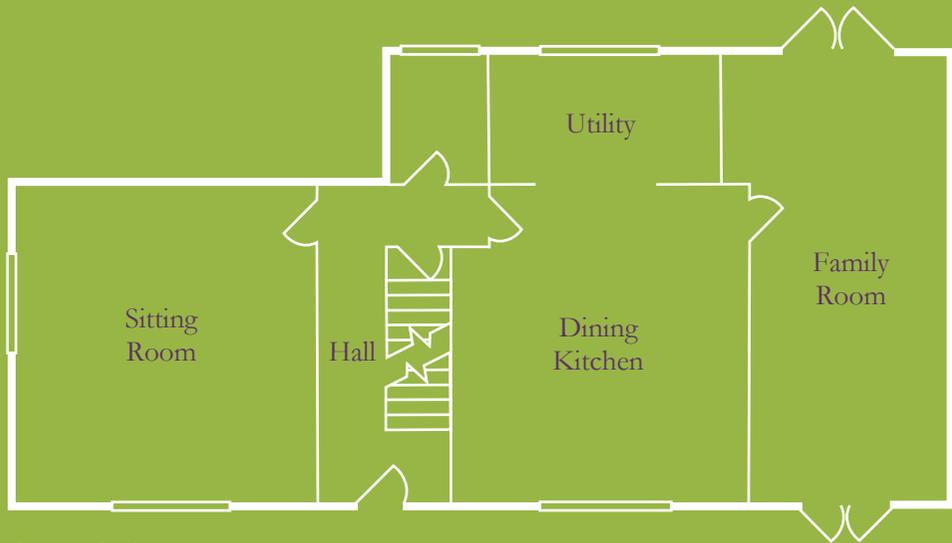
Fitted with pedestal wash basin, WC and walk in shower, with tiled flooring, half tiling to walls and a heated towel rail

Study/Bedroom Six 4.26 x 3.24m (approx 14'0 x 10'8)

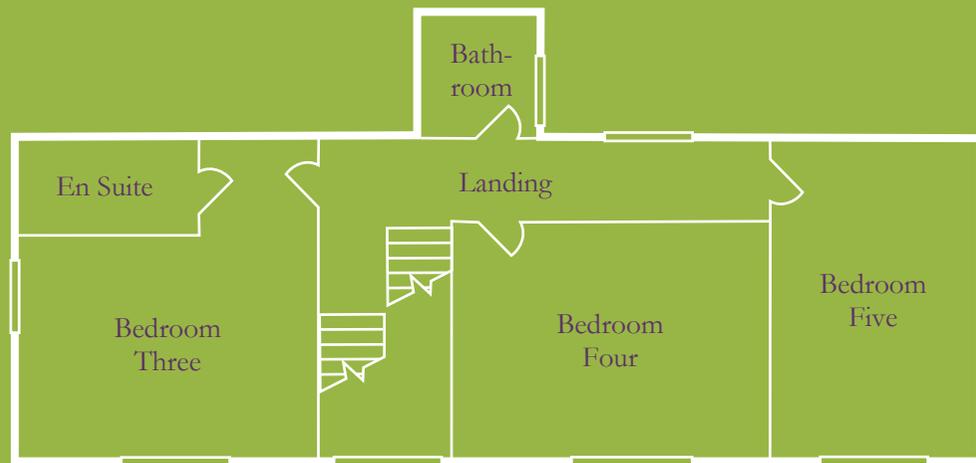
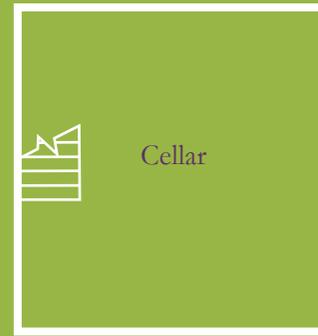
An ideal home office, dressing room or additional double bedroom, having window to the front and a skylight to the rear



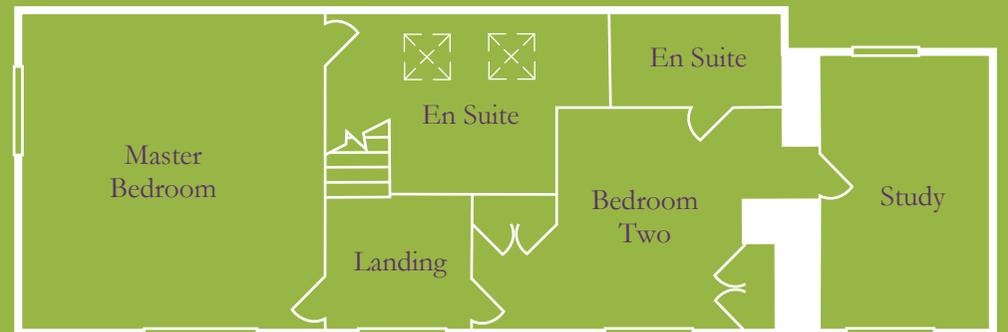




Ground Floor



First Floor



Second Floor



Outside

Electric double gates open into the development where there is allocated parking for three vehicles as well as access into the **Single Garage**. Gated access leads into:

Gardens

The walled gardens have been beautifully landscaped and offer a secluded space for outdoor entertaining. A paved terrace lies next to the property leading to the front door and the lawned gardens are edged with flower beds, mature foliage and a character brick wall. To the rear aspect accessed from the **Family Room** is a pleasant walled courtyard providing another secluded and safe outdoor space

Directional Note

From Kings Bromley Road in Alrewas, travel into the village from the Kings Bromley direction and take the left turning onto Mill End Lane. Proceed past the church, following the road to the right onto Mill Lane. The turning into the development will be on your left hand side shortly before the entrance to the Cotton Close development



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.