



**Mowbray Oaks, 2 Bretby Fairways, Bretby, DE15 0QY**

 **Parker  
Hall**



Set within the exclusive gated Bretby Fairways is Mowbray Oaks, a beautifully presented barn conversions style home benefitting from spacious and high specification interiors, four double bedrooms and a wealth of reclaimed character. Enjoying a walled south facing garden plot, this individual country home enjoys privacy to all sides and forms part of a community of five executive homes set on the edge of the local golf and country club. The immaculate interiors, which have been upgraded to include insulation to the Orangery roof, a refitted en suite and column radiators throughout, comprise briefly reception hall, lounge, open plan dining kitchen, stunning Orangery, utility and

cloakroom, with three double bedrooms set to the ground floor and a fourth double room to the second. The bedrooms are serviced by a family bathroom and refitted master en suite. Outside, the property owns a private driveway, further visitors parking and a large double garage, and walled gardens lie to both the front and rear aspect providing plenty of secluded outdoor space for enjoying the tranquil surroundings. Mowbray Oaks is serviced by mains gas central heating and full double glazing.

Bretby Fairways is nestled within an idyllic and peaceful rural setting surrounded by woodland, rolling fields and the Burton on

Trent Golf Club. The location provides excellent access to a range of public footpaths and walking routes through the local area, and is ideal for access to local convenience and leisure amenities. The property is a short drive from the market town centre of Burton on Trent which is home to shopping centres, supermarkets, pubs, restaurants and more, and a public bus route runs nearby giving access to local towns and villages. The location is ideally positioned for travel along the A38, A511, A444 and M42 and a rail station in Burton provides direct links to Birmingham. The International airports of Birmingham and East Midlands are also within an easy drive.

- Individual Character Barn Conversion
- Peaceful Rural Setting
- High Specification Finish Throughout
- Lounge with Feature Fireplace
- Open Plan Dining Kitchen
- Impressive Orangery
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Refitted En Suite & Bathroom
- South Facing Walled Garden
- Parking & Double Garage
- Additional Visitors Parking
- Exclusive Gated Community
- Close to Amenities, Commuter Routes & Leisure Pursuits





**Reception Hall** 3.51 x 2.13m (approx 11'6 x 7'0)

A spacious welcome to this individual character home, having oak flooring, reclaimed exposed brickwork and a useful fitted storage cupboard. A partially glazed oak door leads into:

**Lounge** 5.18 x 4.04m (approx 17'0 x 13'3)

A beautifully presented dual aspect reception room having a window to the front, double doors out to the rear, oak flooring and a traditional brickwork fireplace housing gas living flame gas effect stove

**Open Plan Dining Kitchen** 8.35 x 5.05m (approx 26'5 x 16'7)

This contemporary family space comprises a comprehensively fitted kitchen with integral appliances and generous dining area. The **Kitchen** is fitted with a range of oak painted wall and base units with granite work surfaces over, housing inset circular sinks and a range of integral appliances including dishwasher, fridge, freezer, single oven and induction hob. Travertine tiled flooring extends into the **Dining Area** where there is a wealth of exposed brickwork and an opening looking through into:

**Bespoke Orangery** 6.96 x 3.38m (approx 22'10 x 11'1)

Another impressive living space having received upgraded insulation to the roof to allow for comfortable year-round use. There are a further range of oak painted units with granite worktops over providing additional storage, workspace and an integral fridge, travertine tiled flooring extends throughout and doors open out to the gardens. Windows to the side and rear enjoy a pleasant outlook over the walled rear garden

**Inner Hall**

With solid oak flooring and doors opening to a large **Airing Cupboard** with fitted shelving and into:

**Utility** 2.01 x 1.88m (approx 6'7 x 6'2)

Fitted with wall and base units housing and inset sink with side drainer, spaces for washing machine and tumble dryer and a window to the side. A door opens into the double garage

**Cloakroom**

Fitted with wash basin, WC and tiled flooring









From the **Inner Hall**, doors lead into:

**Master Bedroom** 4.27 x 4.11m (approx 14'0 x 13'6)

A spacious principal bedroom having double doors out to the gardens, a skylight and three double fitted wardrobes. With private use of:

**Luxury En Suite**

Having been refitted to an excellent standard, a white suite comprises wash basin and WC set to quartz topped vanity unit and a double shower, with tiled flooring, tiled splash backs and an obscured window

**Bedroom Two** 5.64 x 3.71m (approx 18'6 x 12'2) – restricted head height

Accessed via a separate staircase from the **Inner Hall**, this double room benefits from recess storage and two skylights

**Bedroom Three** 5.05 x 2.51m (approx 16'7 x 8'3)

A good size double room having window to the side overlooking the gardens

**Bedroom Four** 3.89 x 2.51m (approx 12'9 x 8'4)

A fourth double room having a window to the rear

**Family Bathroom**

Comprising a modern suite having pedestal wash basin, WC, double ended bath tub and corner shower, with tiled flooring, half tiling to walls and an obscured window









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Outside

Mowbray Oaks lies within an exclusive and tranquil community surrounded by picturesque countryside and woodland. Secure gated access opens into Bretby Fairways where a brick paved courtyard provides parking and enjoys a pleasant outlook over an open green and onto the golf course beyond. From the courtyard, there is access to a private drive with parking for two vehicles where gated access opens to the front and rear aspects. The beautifully tended foregarden is enclosed with low walls and mature foliage and has access into the **Reception Hall**

**Double Garage** 5.82 x 5.49m (approx 19'1 x 18'0)

With twin electric entrance doors, water point, lighting and power

## South Facing Walled Garden

To the rear, a beautifully tended south facing garden enjoys a good degree of privacy and extends to a generous size, being laid to a brick paved terrace and shaped lawns. To one side is a raised vegetable bed with covered pergola over where there is an exterior power supply. There is a water point and exterior lighting, and a gate opens out from the side giving direct access out to a range of public footpath waking routes



**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.