



Field House, 131 Field Lane, Burton on Trent, DE13 0NJ



Enjoying an elevated position with rural views to both the front and rear is Field House, an impressive bespoke-built detached residence benefitting from spacious and well proportioned interiors, five bedrooms plus sixth bedroom/annexe and a generous south facing garden plot. Showcasing versatile accommodation ideal to suit a growing family and those needing space to work from home, this individual property was completed as a self build and features good sized bedrooms with a range of bathrooms and en suites, a stunning garden plot, ample parking and garaging, and convenient fittings including an inbuilt surround sound speaker system and Cat 5 network cabling. The interiors comprise briefly reception hall, three reception rooms, an open plan family kitchen, utility and two cloakrooms to the ground floor, with five

bedrooms to the first floor serviced by a bathroom and three en suites. The second floor is laid to a generous sixth bedroom, with kitchenette, office, dressing room and shower room, being ideal for conversion into a stunning master suite or an annexe. There is potential to extend the kitchen to the rear (STPP) and a bespoke garden room studio provides an ideal space to work from home. The secure and secluded plot extends to a generous size and is laid to an electric gated entrance, double and single garages and Landscaped south facing gardens, all overlooking dual aspect open countryside.

Being just minutes from both the surrounding Staffordshire countryside the market town of Burton on Trent, the property benefits from easy access to an array of rural pursuits

including walking, cycling or equestrian activities, with everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema also being within easy reach. The property lies within catchment for the local Outwoods Primary School Academy which feeds into the de Ferrers in Stretton, and there are a range of highly regarded independent schools also in the area including Repton and Lichfield Cathedral. A train station Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.

- Executive Detached Family Home
- Rural Setting with Dual Aspect Open Views
- Extensive Accommodation ideal for Extended Family & Home Working
- Three Reception Rooms
- Family Dining Kitchen
- Utility & Two WCs
- Reception Hall & Galleried Landing
- Bespoke Home Office/Studio
- Five Good Sized Bedrooms
- Three En Suites & Bathroom
- Annexe/Bed Six with Kitchenette
- Dressing Room, Shower Room & Study
- Generous South Facing Gardens
- Gated Entrance to Ample Parking
- Double & Single Garages
- Views to Front & Rear
- Well Placed for Amenities, Commuter Routes & Rail Travel



Reception Hall 3.19 x 3.1m (approx. 10'5 x 10'2)
A spacious welcome to this executive home, having wooden flooring, stairs rising to the first floor, fitted cloaks cupboard with automatic lighting and doors into:

Dining Room 4.48 x 3.87m (approx. 14'8 x 12'8)
A well presented reception room having bay window to the front overlooking rural views

Lounge 5.34 x 3.86m (approx. 17'6 x 12'7)
Another attractive living space, having sliding doors out to the rear garden and a gas fireplace

Family Dining Kitchen 6.36 x 4.74m (approx. 20'10 x 15'6)
This versatile space offers potential for a dining/living space to suit as well as a comprehensively fitted kitchen. The **Kitchen** comprises a range of solid wood wall and base units housing integral double oven, integral gas hob, space for microwave and an American fridge freezer and a fitted plinth heater. A granite topped central island houses an inset sink, integral dishwasher and a breakfast bar, and double doors open out to the rear garden. Tiled flooring extends into the living area which could also accommodate a dining space if required, having a bay window to the rear overlooking the gardens. Doors open into:

Rear Hall
With tiled flooring, a door to the side and further doors into:

Family Room 4.24 x 3.61m (approx. 13'10 x 11'9)
A versatile reception room having picture window to the rear and sliding doors out to the terrace and gardens

Utility 4.2 x 2.46m (approx. 13'9 x 8'0)
Fitted with a range of wall and base units housing inset sink with side drainer and spaces for washing machine and tumble dryer, with tiled flooring, window to the side and space for a fridge freezer

WC
With tiled flooring, pedestal wash basin and WC

WC
Accessed from the **Reception Hall** and having fitted wash basin, WC and tiled flooring



The impressive **Galleried Landing** 4.4 x 4.12m (approx. 14'5 x 13'6) has windows overlooking the driveway and views beyond, and doors open to the **Airing Cupboard** and:

Master Bedroom 5.57 x 4.72m (approx. 15'5 x 18'3)
A stunning principal bedroom having double doors from the landing, a bay and further window to the rear overlooking idyllic views and private use of a **Walk in Wardrobe** 2.31 x 2.1m (approx. 7'0 x 6'10), having a range of fitted storage and hanging space and:

En Suite 2.95 x 1.57m (approx. 9'8 x 5'1)
Fitted with wash basin set to vanity unit, WC and oversized double shower, with tiled walls, a chrome heated towel rail and a window to the rear

Bedroom Two 3.92 x 3.56m (approx. 12'10 x 11'7)
With a window to the front overlooking open views and private use of:

En Suite 2.5 x 1.78m (approx. 8'1 x 5'10)
Comprising pedestal wash basin, WC and large shower, with an obscured window to the side and tiled splash backs

Bedroom Three 4.86 x 4.63m (approx. 15'11 x 15'2)
A spacious double room having a skylight, a large fitted wardrobe and a study area with a window to the front. A door opens into:

Jack & Jill Shower Room 2.27 x 2.17m (approx. 7'5 x 7'1)
Having pedestal wash basin, WC and shower, with tiled splash backs and a door out to the landing

Bedroom Four 3.42 x 2.77m (approx. 11'2 x 9'0)
A fourth double room having a window to the rear and fitted wardrobes

Bedroom Five 3.93 x 1.83m (approx. 12'10 x 9'2)
With a window to the rear

Bathroom 2.5 x 2.12m (approx. 8'2 x 6'11)
Fitted with pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring and walls





Stairs rise to the **Second Floor Landing** where a door opens into:

Bedroom Six/Annexe 6.25 x 7.05, 4/11m (approx. 20'5 x 23'1, 13'5)

A superb room ideal as a games room, sixth bedroom or annexe, having dual aspect windows and a kitchenette with fitted units housing an inset sink and space for appliances. A drop down projector screen is included in the sale and doors open into:

Study/Hobby Room 3.03 x 2.14m (approx. 9'11 x 7'0)

With fitted base units and a skylight

Dressing Room 3.01 x 2.6m (approx. 9'10 x 8'6)

With eaves storage, a skylight and loft access

Shower Room 2.1 x 2.02m (approx. 6'10 x 6'7)

Fitted with a white suite having pedestal wash basin, WC and shower, with tiled splash backs and a door to useful eaves storage



Garden Room/Studio



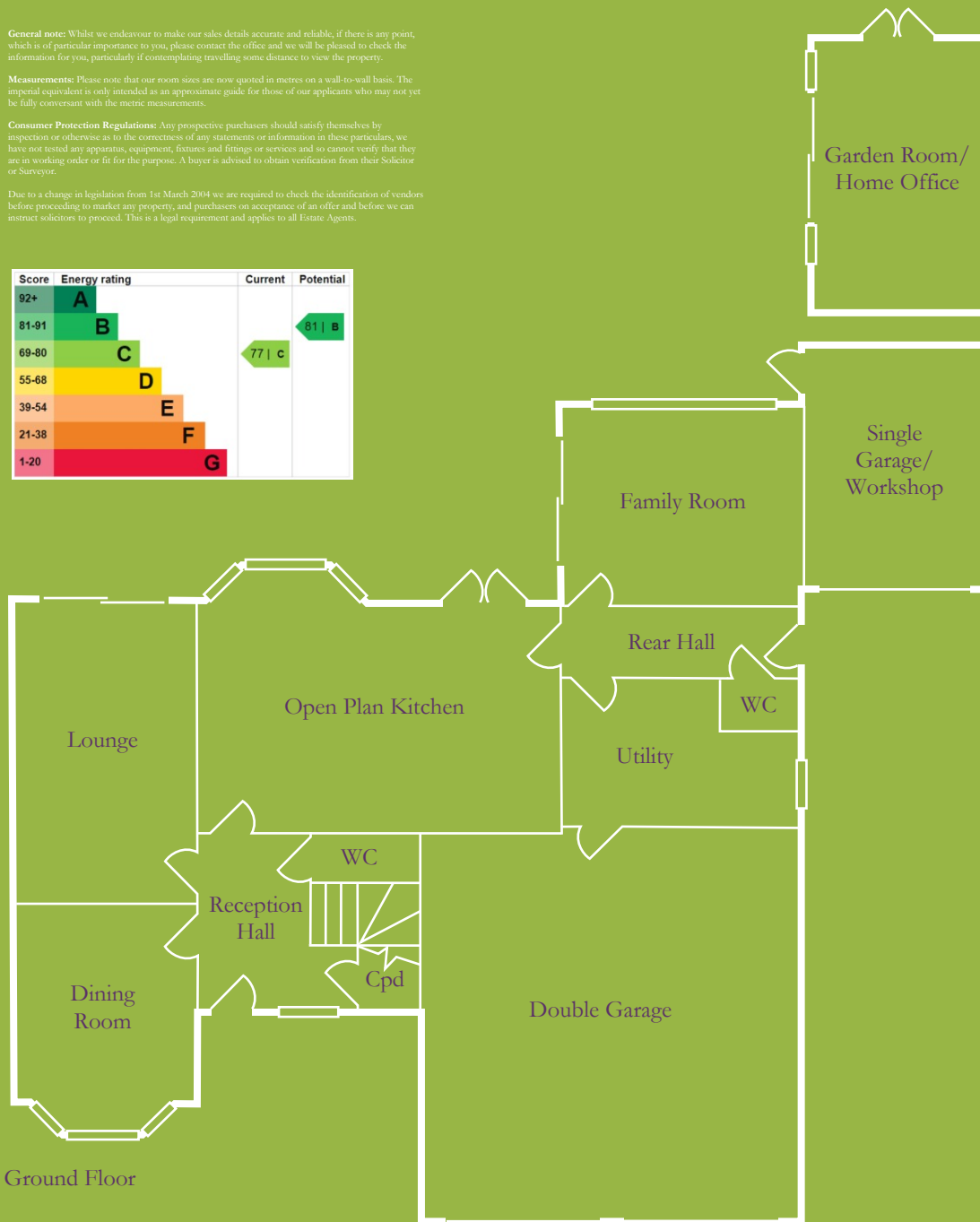
General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Outside

Field House sits at an elevated position from the lane beyond mature hedged and borders and an electric gated entrance. The tarmac driveway provides ample parking and turning space and stunning rural views can be appreciated to the front. Gated access leads to the either side, one to a storage area to the left and to an additional garage to the right and there is automatic security lighting

Home Office/Garden Room 5.84 x 3.07m (approx. 19'2 x 10'0)

This superb bespoke room has been finished to an excellent specification, with high grade insulation, Western Red Cedar cladding, interior and exterior lighting and a climate control air conditioning unit. There are sliding doors to the front, double doors out to the gardens and this room is ideal as an outdoor living space or self contained office.

Double Garage 6.53 x 6.44m (approx. 21'4 x 21'1)

Having twin electric roller doors, power, automatic lighting and ample storage space

Single Garage/Workshop 5.53 x 3.62m (approx. 18'1 x 11'10)

With electric roller door, power and lighting. There is also an outside tap to the drive to the fore of this garage

Landscaped Gardens

Beautifully tended south facing gardens with a rural aspect and open views to the rear. A large paved terrace lies next to the house with raised borders and an ornamental garden pond, and shaped lawns are edged with borders stocked with a variety of plants, shrubs and flowers with feature lighting throughout. A deck terrace with a pergola and bar are included in the sale, there is a greenhouse with water point also included and a small chicken run houses a garden shed. The hot tub is as separate negotiation

