



Warwick House, 2 Manor Court, Barton under Needwood, DE13 8AU



Set in the exclusive Manor Court in Barton under Needwood is Warwick House, a beautifully presented executive detached family home benefitting from spacious and versatile interiors, five good sized bedrooms and a superb corner plot featuring walled gardens, a kitchen garden and a Grade II Listed tower ideal for conversion. Enjoying a peaceful and secluded setting of just three village residences, this individual family home offers generous interiors to suit both a growing family and those needing alternative spaces to work from home. The interiors comprise briefly reception hall, spacious lounge, study, snug/dining room, open plan family dining kitchen, family room, utility and cloakroom to the ground floor, with five

bedrooms (four doubles) to the first floor serviced by two en suites and a family bathroom. Outside, Warwick House is set on a generous corner plot with walled gardens set to the rear enjoying complete privacy to all sides. The two storey tower offers excellent potential for conversion into a games room, guest house or home office, and gated access from the garden opens out to an established vegetable plot. To the front is parking for a number of vehicles as well as access into the double garage via electric doors, and Warwick House is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood, a popular choice for both families

and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dentists, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High 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.

- Executive Detached Family Home
- Exclusive Private Setting
- Beautifully Presented & Generous Interiors
- Three Reception Rooms
- Open Plan Family Dining Kitchen leading to large sheltered Veranda
- Study, Utility & Cloakroom
- Reception Hall & Galleried Landing
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Stunning Walled Gardens with Veranda
- Kitchen Garden with Orchard
- Grade II Listed Tower ideal for Conversion into Office/Studio/Games Room
- Double Garage & Ample Parking
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



**Reception Hall** 5.02 x 4.11m (approx. 16'5 x 13'5)  
An impressive welcome to this individual family home, having staircase rising to the first floor, tiled flooring and doors opening into:

**Lounge** 5.59 x 4.79m (approx. 18'4 x 15'8)  
A beautifully presented reception room having dual aspect window to the front and double doors out to the gardens. An elegant carved stone fireplace houses a gas fireplace

**Study** 2.61 x 2.23m (approx. 8'6 x 7'3)  
Having a window to the rear

**Snug** 3.95 x 3.43m (approx. 12'11 x 11'3)  
Ideal as a formal dining room, playroom or second work-from-home space, having a window to the rear and doors into the **Reception Hall** and:

**Open Plan Family Dining Kitchen** 7.35 x 5.6m (approx. 24'1 x 18'4)  
This generous open plan space is formed by a bespoke fitted kitchen, spacious dining area and family room, and offers plenty of flexibility to suit modern family life. The **Kitchen** comprises a range of painted wall and base units with granite worktops over, housing an inset Belfast sink and a range of integral appliances including dishwasher, fridge and freezer. A recess houses a Rangemaster cooker which is included in the sale and a central island unit provides further workspace, storage and a breakfast bar to one side. There is a window to the front and tiled flooring extends into the **Dining Area** where double doors open from the side into the gardens and an opening leads into:

**Family Room** 3.89 x 2.84m (approx. 12'9 x 9'3)  
A cosy sitting room having a window to the rear and double doors out to the veranda and gardens

**Utility** 3.75 x 1.95m (approx. 12'3 x 6'4)  
Fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring,

**Cloakroom**  
Comprising fitted wash basin and WC, with tiled flooring and an obscured window





Stairs rise to the first floor **Galleried Landing**, where there is a window to the front with a recess ideal as a study/reading nook. There is access to the partially boarded loft and doors open into the **Airing Cupboard** and:

**Master Bedroom** 5.2 x 5.2m (approx. 17'0 x 17'0)  
A spacious principal bedroom having dual aspect windows with pleasant outlooks over the tree lined entrance to Manor Court and the walled gardens. There are two large double fitted wardrobes in the dressing area and a door opens into:

**En Suite Bathroom** 2.63 x 2.63m (approx. 8'7 x 8'7)  
Fitted with a white suite having twin wash basins set to granite-topped vanity unit, WC, double ended bathtub and double shower, with tiled flooring, tiled walls, heated towel rail and a skylight

**Bedroom Two** 5.2 x 3.42m (approx. 17'0 x 11'2)  
Another spacious double room having window to the rear, a skylight and fitted wardrobes. With private use of:

**En Suite** 2.66 x 1.29m (approx. 8'8 x 4'2)  
Comprising wash basin and WC fitted to vanity unit and double shower, with tiled flooring, tiled splash backs and a skylight

**Bedroom Three** 4.8 x 2.31m (approx. 15'8 x 7'7)  
A double room having window to the front and a double fitted wardrobe

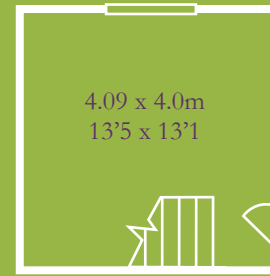
**Bedroom Four** 3.98 x 2.86m (approx. 13'0 x 9'4)  
A fourth double bedroom having window to the rear

**Bedroom Five** 3.59 x 2.54m (approx. 11'9 x 8'3)  
With a range of fitted wardrobes and a window to the rear

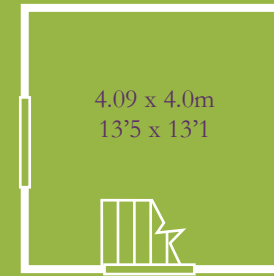
**Bathroom** 3.47 x 2.23m (approx. 11'4 x 7'3)  
Comprising a modern suite having wash basin set to vanity unit, WC, bathtub and double shower, with tiled flooring, tiled walls, two skylights and a chrome heated towel rail



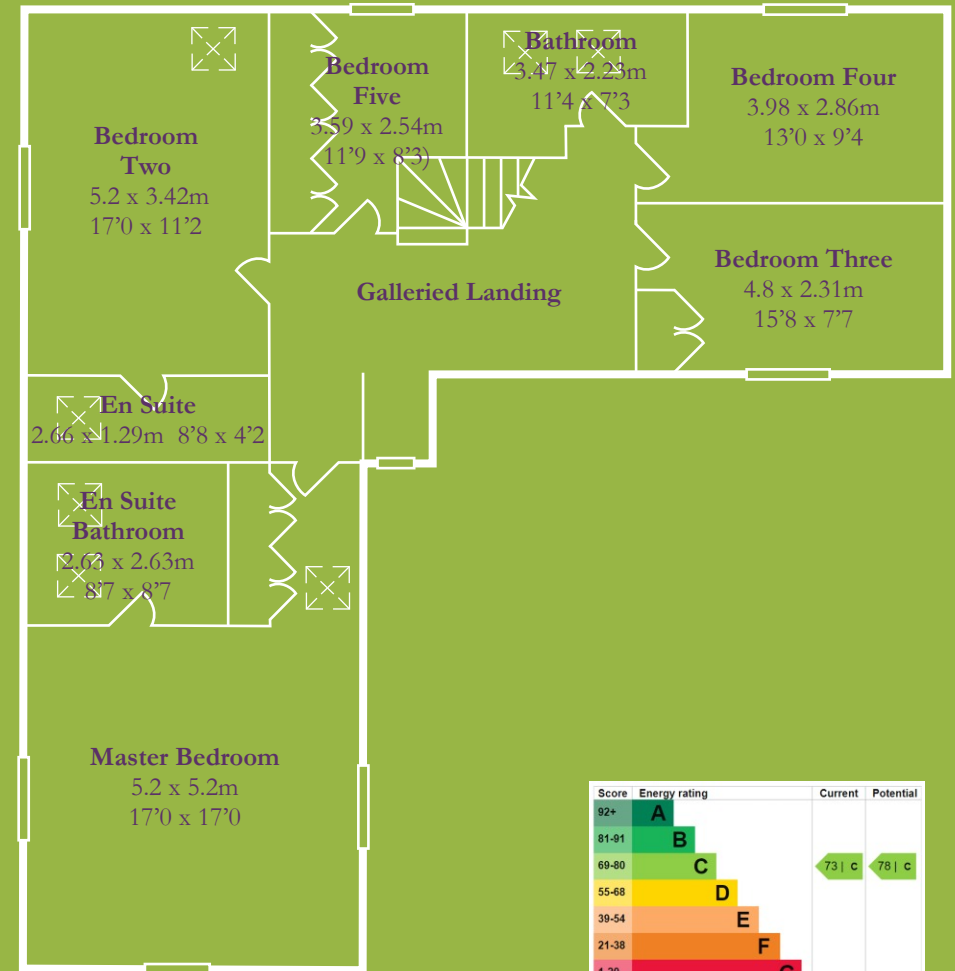




Tower Ground Floor



Tower First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Outside**

Manor Court is accessed through a brick pillared entrance, where a sweeping gravel driveway leads into the courtyard where there is a private driveway. Electric entrance doors open into the **Double Garage** 6.87 x 5.3m (approx. 22'6 x 17'4), and there is gated access into the garden

**South Facing Walled Gardens**

Extending to two sides of the property are generous gardens laid to lawns, paved terraces and character walled boundaries. There are double gates opening from the garden to an established **Kitchen Garden**, featuring mature fruit trees, an array of raised fruit and vegetable beds and a poly tunnel. There is also a water supply to this part of the garden

A door from the garden opens to the Grade II Listed **Tower**, which offers ideal potential to convert into a games room, guest house or home office/studio. There is a water supply and electricity and the tower comprises a ground floor and first floor with windows to two sides, each measuring 4.09 x 4.0m (approx. 13'5 x 13'1)



**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.