



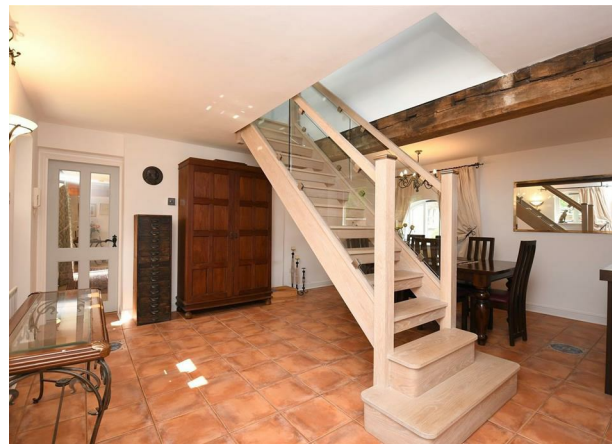
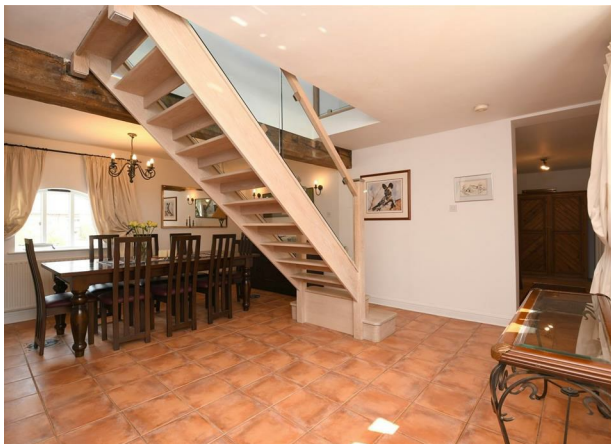
Roundway Barn 19 Manor Fields, Alrewas, Staffordshire,  
DE13 7DA

 Parker  
Hall

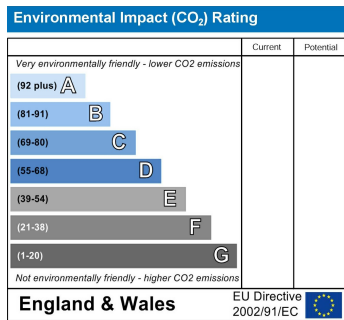
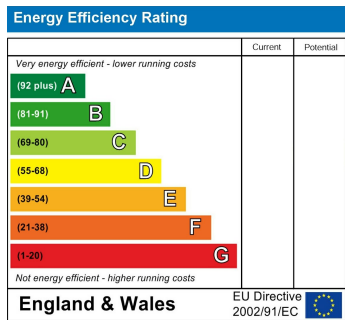
Set on the exclusive Manor Fields in Alrewas is Roundway Barn, an elegant and individual conversion showcasing a wealth of character features, four good sized bedrooms and landscaped gardens. Benefitting from well proportioned interiors extending to generous proportions, this immaculate country home is offered with no upward chain and enjoys a peaceful setting just a few minutes' walk of the centre of the village.

The interiors comprise briefly impressive dining hall, lounge with feature fireplace, dining kitchen, shower room and a large double bedroom to the ground floor, with three further bedrooms to the first floor serviced by a refitted master en suite and family bathroom. The galleried landing features a contemporary limed oak and glass staircase also provides space for a study area. The barn sits on a good sized corner plot, with a private walled garden, further space to the side and rear and a detached double garage with parking for a number of vehicles. The property also benefits from shared use of communal lawns and a wooded area which overlook idyllic views over surrounding countryside.

- Individual Character Barn Conversion
- Exclusive Private Development
- Family Dining Kitchen
- Refitted En Suite, Bathroom & Shower Room
- Double Garage & Parking
- No Upward Chain
- Two Impressive Reception Rooms
- Four Generous Bedrooms
- Walled Landscaped Garden
- 'Outstanding' School Catchment



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 Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into 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 Manchester, Birmingham and East Midlands are all within an easy drive.





**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.

**The Property Misdescriptions Act 1991:** 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.