



Hedgerow Cottage, 85 Station Road, Barton under Needwood, DE13 8DS

Set within the desirable village of Barton under Needwood is Hedgerow Cottage, an individual detached character home offered with no upward chain benefitting from well presented and versatile interiors, four double bedrooms and a generous garden plot. Being just minutes' walk from the centre of the village and an 'Outstanding' school system, this attractive double fronted home retains a wealth of features throughout and has been updated and remodelled in recent years to include refitted bathrooms and a remodel to create a larger kitchen and useful boot room with oak framed porch. The interiors comprise briefly entryway, dining room, family room, sitting room with wood burning stove, family dining kitchen, laundry room, shower room

and boot room to the ground floor, with four double bedrooms to the first floor serviced by a master en suite, family bathroom and additional shower room. Outside, there is parking to the side of the property as well as access into a detached garage, and the beautifully tended gardens extend to a generous size, enjoy complete privacy and feature a brick summer house ideal as a home office or studio. The property is serviced by mains gas central heating via a combi boiler 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, dental practise, 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.

- Detached Character Home
- Offered with No Upward Chain
- Desirable Village Location
- Open Rural Views to Rear
- Wealth of Features & Versatile Interiors
- Three Spacious Reception Rooms
- Family Dining Kitchen
- Laundry & Boot Room
- Ground Floor Shower Room
- Four Double Bedrooms
- En Suite, Bathroom & Shower Room
- Detached Garage & Parking
- Beautifully Tended Gardens enjoying Privacy & Open Fields to Rear
- Summer House/ideal Home Office
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



The front door opens from beneath a character porch into the entryway, where stairs rise to the first floor and there is access into:

Dining Room 4.02 x 3.47m (approx. 11'4 x 13'2)
A well presented formal dining space, having window to the front aspect, fitted storage cupboard and a period cast iron fireplace set to pine mantlepiece and tiled hearth. Doors open into the **Sitting Room** and:

Family Room 4.02 x 3.56m (approx. 13'2 x 11'8)
With triple aspect windows, this attractive living room features a brickwork inglenook fireplace with space for an electric fire and is ideal as a second lounge or playroom

Sitting Room 4.36 x 4.03m (approx. 14'3 x 13'2)
Another attractive living space having dual aspect windows and a character inglenook fireplace housing a wood burning stove set to tiled hearth. A door opens into:

Family Dining Kitchen 6.18, 4.45 x 4.09m (approx. 20'3, 14'7 x 13'5)
This superb open plan space is formed by a dining area and modern fitted kitchen. The **Kitchen** comprises a range of wall and base units with oak worktops over, housing inset Belfast sink, space for an American fridge freezer and range cooker and integral dishwasher. There are windows overlooking and a door out to the rear garden, and tiled flooring extends into the **Dining Area** which also overlooks the gardens. Doors open into:

Laundry 1.9 x 1.4m (approx. 6'2 x 4'7)
Housing space for both a washing machine and tumble dryer and useful fitted hanging space to air washing

Boot Room 2.72 x 2.33m (approx. 8'11 x 7'7)
A useful second entrance to the property, having a range of bespoke fitted storage and drawers, a window to the rear, Herringbone style tiled flooring and a solid oak door leading out to an oak porch onto the driveway. A door opens into:

Ground Floor Shower Room 2.06 x 1.78m (6'9 x 5'10)
Comprising a modern suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, heated towel rail and an obscured window





Stairs rise to the first floor **Landing** where there is automatic PIR lighting and doors opening into:

Master Bedroom 4.1 x 3.8m (approx. 13'5 x 12'5)
A spacious principal bedroom having window to the rear with rural views, a range of bespoke fitted furniture and wardrobes and private use of:

En Suite Shower Room

Refitted with a modern suite having twin wash basins set to vanity unit, WC and oversized double shower, with tiled splash backs, a heated towel rail and an obscured window

Bedroom Two 4.92 x 4.06m (approx. 16'1 x 13'3) – max

Another generous double room having window to the side and fitted shelving and storage

Bedroom Three 4.08 x 4.08m (approx. 13'4 x 13'4)
With a window to the side and a double depth fitted wardrobe

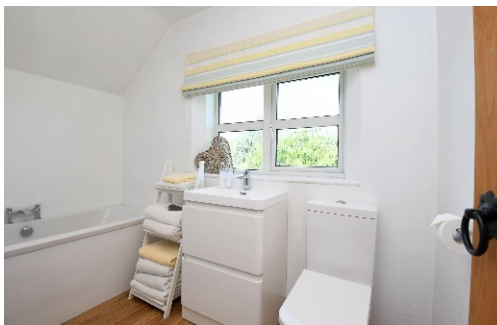
Bedroom Four 3.12 x 2.90m (approx. 10'2 x 9'6)
A fourth double room having window to the front and a double fitted wardrobe

Shower Room 2.26 x 1.77m (approx. 7'4 x 5'9)

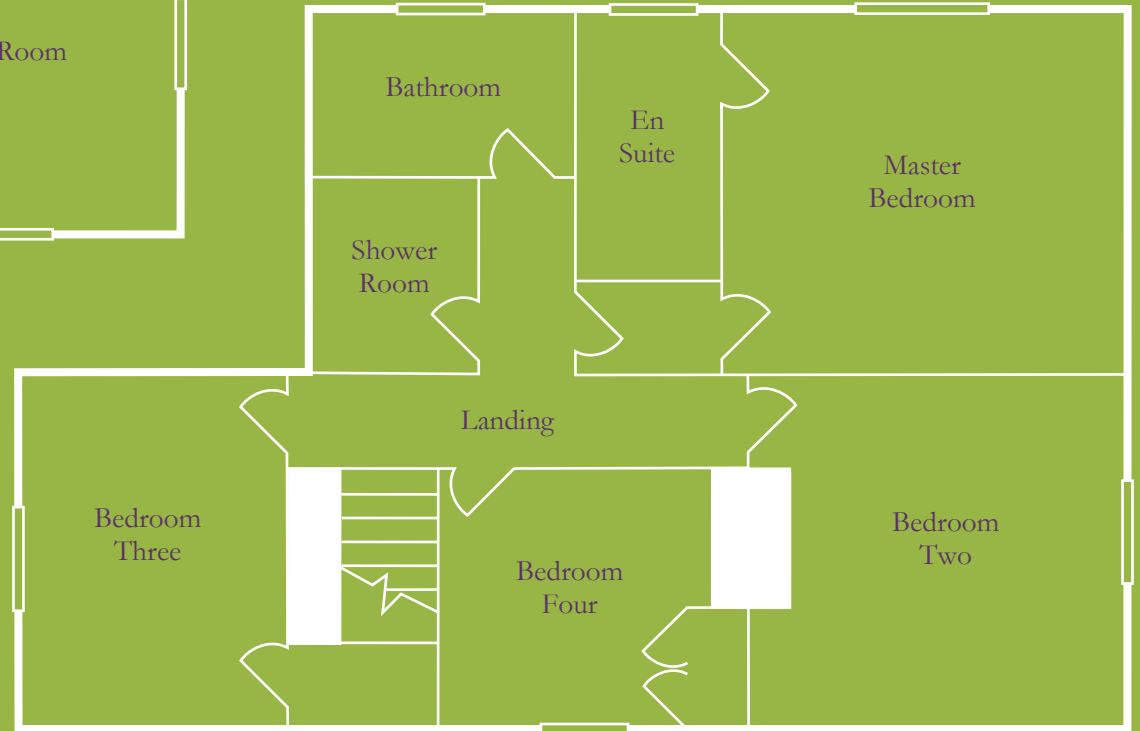
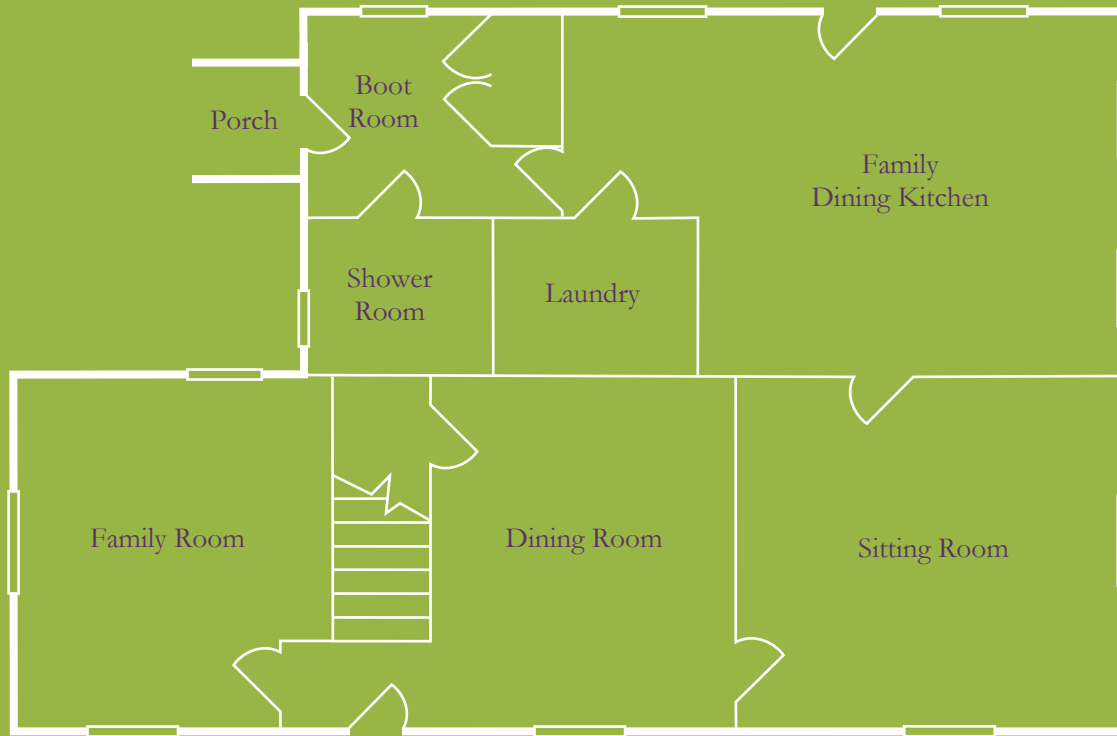
Fitted with a modern suite having wash basin set to vanity, WC and double shower, with tiled splash backs and a chrome heated towel rail

Bathroom 2.76 x 1.7m (approx. 9'0 x 5'6)

Another modern white suite comprising wash basin set to vanity unit, WC and double ended bathtub, with tiled splash backs, chrome heated towel rail and an obscured window to the rear









Outside

The property sits back from the road beyond a walled boundary and well tended courtyard garden. A brick paved driveway provides parking to one side as well as access into the boot room via a bespoke oak framed porch

Garage 7.52 x 3.10m (approx. 24'8 x 10'2)
 With double entrance doors, window to side, door into the gardens, power and lighting. There is access to a boarded loft space

Gardens

Extending to a generous size to the rear are well tended gardens, laid to a brick paved terrace, shaped lawns and well stocked borders. Enjoying complete privacy to all sides, the securely enclosed gardens enjoy an open aspect over countryside to the rear and feature mature apple trees and a kitchen garden to one side with raised beds and a greenhouse. There is gated access leading to the front at either side and the garden benefits from exterior lighting, power points and double doors into:

Brick Summer House 3.10 x 2.95m internally (approx. 10'2 x 9'8)

An ideal home office, garden studio or gym, having power, lighting and windows to the front



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	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.