



27 Barton Gate, Barton under Needwood, DE13 8AG



Benefiting from idyllic countryside views to the front and rear aspects is this executive detached family home, offering generously proportioned and immaculate interiors, four double bedrooms and superb potential to extend/remodel (STPP). Set within a much desirable 'Outstanding' school catchment area, this beautifully presented home is offered with no upward chain and presents an ideal opportunity for a growing family to acquire an executive home within this thriving village. The interior to this double fronted home comprises briefly central reception hall, two reception rooms, study, breakfast kitchen and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by

a family bathroom. The master suite also benefits from private use of a dressing room and en suite, and from both the front and rear aspects stunning views can be appreciated. Outside, there is parking for multiple vehicles to the front aspect as well as access into the detached single garage, and good sized gardens are set to the rear with a post and rail fence overlooks tranquil open fields. This immaculate home 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, 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.

- Attractive Detached Family Home
- Dual Open Rural Aspect
- Superb Potential to Extend (STPP)
- Offered with No Upward Chain
- Two Reception Rooms & Study
- Bespoke Breakfast Kitchen
- Reception Hall & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Detached Garage & Parking
- Landscaped Garden with Countryside Views
- 'Outstanding' School Catchment
- Walking Distance to Village Centre
- Well Placed for Commuter Routes/Amenities



Reception Hall

An attractive welcome to this family home, having window to the front, staircase rising to the part galleried landing with storage below and doors opening into:

Lounge 5.97 x 3.5m (approx. 19'7 x 11'5)

A spacious and beautifully presented reception room, having window to the front aspect, sliding doors with traditional fitted shutters to the rear and a period style gas fireplace with tiled inlay. Double doors open into:

Dining Room 3.27 x 3.0m (approx. 10'8 x 9'10)

Sliding doors open out to the rear aspect and a door leads back into the **Reception Hall**. The position of this room lends itself to creating an open plan family kitchen

Breakfast Kitchen 4.02 x 3.52m (approx. 13'2 x 11'6)

The bespoke handmade kitchen comprises a quality range of wall and base units with granite worktops over, housing an inset sink, integral appliances including Siemens double oven, ceramic hob, fridge and freezer. Freestanding appliances including a dishwasher and washing machine are also included in the sale, and the kitchen has a door out to the side, tiled splash backs and a window to the rear overlooking the garden and fields beyond

Study 2.5 x 1.87m (approx. 8'2 x 6'1)

A useful space currently used as a home office, having window to the front. This space would also make an ideal playroom

Cloakroom

Comprising fitted wash basin and WC and having an obscured window to the front





Stairs rise to the first floor part galleried **Landing**, where a door leads into the **Airing Cupboard** and there is

Master Bedroom 3.8 x 3.52m (approx.)
A beautifully presented master suite having dual aspect open views through windows to the front and rear. Two large double fitted wardrobes are included in the sale, and an archway leads into the **Dressing Room** 2.1 x 1.93m (approx. 6'10 x 6'3) where there is a third double wardrobe included in the sale. The master benefits from private use of:

En Suite 2.1 x 1.93m (approx. 6'10 x 6'3)
A white suite comprises wash basin and WC set to vanity units providing storage, an oversized shower features a rainfall shower head and the en suite has modern floor and wall tiling, a window to the rear with idyllic views and a chrome heated towel rail

Bedroom Two 3.5 x 2.82m (approx. 11'5 x 9'3)
Another generous double room having a range of fitted storage and wardrobe space and a window to the front enjoying woodland views

Bedroom Three 3.5 x 3.07m (approx. 11'5 x 10'0)
Having window to the rear overlooking the gardens and views beyond

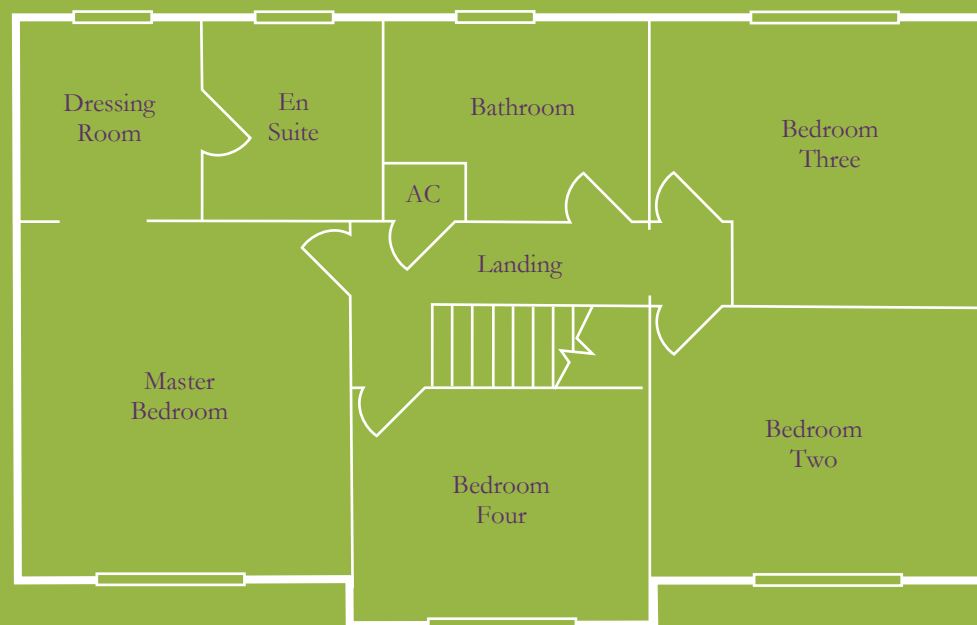
Bedroom Four 3.27 x 2.42m (approx. 10'8 x 7'11)
A fourth double room having window to the front with woodland views

Bathroom 2.8 x 2.1m (approx. 9'2 x 6'10)
A white suite comprises pedestal wash basin, WC and bathtub with electric shower unit over, with tiled splash backs, solid French oak flooring, a chrome heated towel rail and a window to the rear enjoying countryside views



EPC in
Progress







Outside

The property is set back from the road beyond a walled frontage, with a block paved driveway offering parking for multiple vehicles. To the side there is a gate into the rear garden and an up and over door leads into the **Detached Single Garage** 6.4 x 3.07m (approx. 20'11 x 10'1) having power, lighting and a courtesy door into the garden

Gardens

The rear garden enjoys much privacy and is laid to a paved terrace, mature shrubs and trees and well tended lawns. The garden has recently been landscaped to create a sleeper edged flower bed with steps rising to a higher lawned level where idyllic views over open fields can be appreciated

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.