



**Oak View**, 233 Efflinch Lane, Barton under Needwood, DE13 8DF

 **Parker  
Hall**



Enjoying a picturesque outlook over open countryside is Oak View, an individual detached village home offering superb potential, four bedrooms and a generous south facing garden plot. Set within walking distance of an Ofsted 'Outstanding' school catchment area, Oak View enjoys a secluded plot on the outskirts of the village, with plenty of space and potential to modernise and extend subject to planning consent. The interiors comprise briefly reception hall, sitting room with inglenook, conservatory, dining kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a range of fitted wardrobes and storage, a refitted en suite and refitted bathroom. South facing gardens extend to the rear and side of the property and there is parking to a block paved driveway to the front as well as access into the double garage via an electric door.

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 Village Home
- Generous Garden Plot with Superb Potential to Remodel/Extend (STPP)
- Countryside Views to Front & Rear
- Spacious Lounge & Conservatory
- Dining Kitchen, Utility & Cloakroom
- Reception Hall & Part Galleried Landing
- Four Bedrooms
- Refitted En Suite & Bathroom
- Double Garage & Parking
- Wrap Around South Facing Gardens
- Waking Distance to Village Centre
- Double Glazed, Mains Gas CH & Boiler refitted 2019
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities

**Reception Hall** 3.0 x 2.07m (approx. 9'10 x 6'9)  
An attractive welcome to this village home, having galleried staircase rising to the first floor with storage beneath and doors into:

**Sitting Room** 6.56 x 3.84m (approx. 21'6 x 12'7)  
A spacious reception room having dual aspect windows and a brickwork inglenook fireplace

housing gas fire. Double doors open into:

**Conservatory** 4.02 x 2.9m (approx. 13'2 x 9'9)  
With double doors out to gardens, windows to the sides and rear and tiled flooring

**Dining Kitchen** 4.46 x 3.84m (approx. 14'7 x 12'7)  
The kitchen is fitted with a range of wooden wall and base units housing inset sink with side drainer and integral appliances including dishwasher, double oven, gas hob and extractor. A window overlooks the rear gardens and tiled flooring extends into:

**Utility** 3.21 x 1.98m (approx. 10'6 x 6'5)  
With a door and window to the rear, fitted units housing spaces for washing machine and fridge freezer. Doors open into the **Double Garage** and:

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







The galleried staircase rises to the **First Floor Landing**, where doors open into the **Airing Cupboard** and:

**Master Bedroom** 6.58 x 3.86m (approx. 21'7 x 12'8) – max

A spacious double bedroom having dual aspect windows each with open views, two double fitted wardrobes and private use of:

**Refitted En Suite** 1.85 x 1.69m (approx. 6'0 x 5'6)

A modern white suite comprises wash basin set to vanity unit, WC and corner shower, with tiled walls, a heated towel rail, an obscured window and Karndean flooring

**Bedroom Two** 4.44 x 3.82m (approx. 14'7 x 12'6)

Another spacious double room having window to



the front and a double fitted wardrobe

**Bedroom Three** 4.44 x 1.89m (approx. 14'7 x 6'2)

With windows to the rear and a double fitted wardrobe

**Bedroom Four** 2.5 x 2.02m (approx. 8'2 x 6'7)

Having window to the front aspect

**Refitted Bathroom** 2.88 x 1.85m (approx. 9'5 x 6'0)

Refitted with a modern suite having wash basin set to vanity unit, WC, bathtub and double shower, with tiled walls, Karndean flooring, heated towel rail and an obscured window







## Outside

Oak View sits off the main road down a secluded lanw servicing a handful of properties. To the front there is parking to a block paved driveway and gated access to the side allows for an additional parking space. The front aspect overlooks pleasant views over open countryside

**Double Garage** 5.61 x 4.46m (approx. 18'4 x 14'7)

With electric up and over entrance door, power, lighting and space for appliances including fridge freezer and tumble dryer

## South Facing Gardens

Extending to a generous size to the rear of the property are immaculately tended gardens laid to a paved terrace, shaped lawns and neatly stocked borders. The garden is safely enclosed and features an exterior water point and a garden shed. Gated access from two points opens into a further area of garden formerly used as an orchard, offering potential to landscape into additional garden or to create further parking. The garden overlooks stunning views over open farmland to the rear



**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.