



Damson Cottage, 16a Short Lane, Barton under Needwood, DE13 8LA

Set on a secluded plot in the heart of Barton under Needwood is Damson Cottage, an individually designed detached home showcasing beautifully presented interiors, three double bedrooms and stunning cottage gardens. This immaculate detached home was completed in 2015 to an excellent standard and benefits from desirable open plan living, a wealth of features including reclaimed oak doors and accents and mature gardens featuring a summer house ideal for use as a home office. The interiors comprise briefly reception hall, sitting room, open plan dining kitchen with living room, utility and shower room to the ground floor, with three double bedrooms set to the first floor serviced by a luxury family bathroom. Outside, the gated entrance opens into ample parking and mature cottage gardens extend to a generous

size to the rear enjoying privacy to all sides.

Damson Cottage is set on a popular lane just minutes' walk from the heart of Barton under Needwood. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all of which maintain an excellent reputation. The village is ideally placed for travel on the A38 and A50, rail stations in Lichfield provide direct links to Birmingham and London and the International airports of Birmingham and East Midlands are both within an easy drive.



- Individual Detached Village Home
- Bespoke Design & High Spec Finish
- Walking Distance to Village Centre
- Reception Hall & Sitting Room
- Impressive Open Plan Dining & Living Kitchen
- Utility & Ground Floor Shower Room
- Three Double Bedrooms
- Luxury Family Bathroom
- Stunning Cottage Gardens
- Summer House ideal as Home Office
- Gated Entrance & Ample Parking
- Mains Gas CH & Double Glazed
- 'Outstanding School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

Open Plan Living & Dining Kitchen 8.84 x 5.45m (approx. 29'0 x 17'10)

A stunning open plan space formed by a comprehensively fitted kitchen, dining area and living room overlooking the beautifully tended gardens. The **Kitchen** comprises a range of wall and base units with granite worktops over housing inset one and a half sink with side drainer, recess housing a range cooker and an integral dishwasher. There is space for an American fridge freezer and doors open to two useful pantry cupboards housing shelved storage space. The worktops extend to one side to create a breakfast bar and travertine tiled flooring extends into the **Dining Area**. The **Lounge** benefits from twin sets of double doors out to the gardens and traditional wall panelling

Reception Hall 7.49 x 2.97m (approx. 24'7 x 9'9)

A stunning welcome to this individual detached home, having travertine flooring, staircase rising to the first floor with storage beneath and a window to the side. Doors open into:

Sitting Room 3.95 x 3.32m (approx. 12'11 x 10'10)

A well presented reception room having window to the front. This room could also be used as a fourth bedroom if required

Utility 2.52 x 1.31m (approx. 8'3 x 4'3)

Having fitted sink and worktops housing space for both a washing machine and tumble dryer, with travertine tiled flooring. The Veismann boiler is housed in here

Shower Room 1.71 x 1.51m (approx. 5'7 x 4'11)

Comprising wash basin set to vanity unit, WC and large double shower, with tiled flooring, tiled splash backs, an obscured window and a chrome heated towel rail





Stairs rise to the first floor **Landing** where there are skylights providing plenty of natural light and doors open to a **Laundry Cupboard** and **Airing Cupboard** housing the hot water cylinder. Further oak thumb latch doors open into:

Master Bedroom 5.5 x 4.69m (approx. 18'0 x 15'4)
A spacious double room having two double fitted wardrobes, a study area and a window to the front

Bedroom Two 5.46 x 3.58m (approx. 17'11 x 11'8)
With a window to the rear and two double fitted wardrobes



Bedroom Three 3.48 x 3.17m (approx. 11'5 x 10'4)

A third double bedroom having window to the side

Luxury Family Bathroom 3.76 x 3.13m (approx. 12'4 x 10'3)

Comprising a modern suite with twin wash basins set to vanity units, WC, double ended bathtub and an oversized walk in shower, with tiled flooring, tiled walls, skylights and a chrome heated towel rail





Outside

Gated access opens off Short Lane into a large driveway providing parking for a number of vehicles. There is access beneath a character oak framed storm porch into the front door as well as covered access to the side leading to the rear garden

Gardens

To the rear and enjoying an excellent degree of privacy, the rear gardens have been landscaped to create formal lawns, a large paved terrace and mature borders stocked with a variety of shrubs, flowers and mature trees. There is a garden shed included in the sale, and a **Summer House** offers ideal potential for use as a garden room, studio or home office



EPC in Progress

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.