



Oakdene, 144 Bitham Lane, Stretton, DE13 0HB



Set well within a secluded quarter of an acre garden plot is Oakdene, an elegant detached 1920s residence showcasing beautifully remodelled and refurbished interiors, four good sized bedrooms and superb outside space including a double garage, ample parking and established gardens. Being offered with no upward chain, this elegant Victorian styled home is reputed to be one of the first properties built on Bitham Lane and been extended and refurbished over time, with original features being thoughtfully retained including stripped pine doors, original fireplaces and a stunning Minton floor to the reception hall. The interiors comprise briefly central reception hall, three stunning reception

rooms, family dining kitchen with pantry, utility and cloakroom to the ground floor, with four bedrooms off the first floor landing being serviced by an en suite and family bathroom. Outside, a sweeping driveway provides parking for a number of vehicles, there is access into the large double garage and wonderful landscaped gardens extend to the rear enjoying privacy to all sides.

Oakdene ideally located on a popular lane in Stretton, having a range of local shops and amenities conveniently close by. The market town of Burton on Trent is short drive away and offers an excellent range of shopping and leisure facilities, with nearby schools including

the William Shrewsbury Primary School which feeds into the De Ferrers Academy. Local leisure pursuits can be enjoyed at Branston Water Park occupying an impressive forty acre site, Trent Washlands with its stunning riverside walks, Stapenhill Gardens and the popular Barton Marina with its select waterfront shops and picturesque canal boats. The property is well placed for access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within a 50 minute drive.

- Traditional Detached 1920s Residence
- Refurbished, Remodelled & Extended
- Wealth of Beautifully Retained Character
- Offered with No Upward Chain
- Reception Hall with Minton Flooring
- Three Stunning Reception Rooms
- Family Dining Kitchen
- Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- Ample Parking & Large Double Garage
- Generous & Secluded Gardens
- Useful Garden Store
- Popular Residential Location
- Well Placed for Amenities, Schools & Commuter Routes



Reception Hall

A stunning welcome to this traditional residence, having beautifully restore Minton tiled flooring, staircase with original carved banister raising to the first floor with useful storage beneath, and character doors leading into the reception rooms:

Sitting Room 4.4 x 3.88m (approx. 12'5 x 12'9)

An immaculate living room having dual aspect windows, wooden flooring and a character fireplace with Tiger multifuel burning stove set to tiled hearth

Dining Room 4.76 x 3.65m (approx. 15'7 x 11'11)

Another immaculate reception room, having bay window to the front, wood flooring and a Tiger multifuel stove with original carved oak mantelpiece

Lounge 7.3 x 3.65m (approx.

Extending to a generous size, two sets of double doors open out to the side and rear aspects, and the lounge has a beautiful period firegrate with open fire

Family Dining Kitchen 6.8 x 4.53m (approx. 22'4 x 14'10)

Having been remodelled and refitted by the current vendors, the **Kitchen** comprises a range of wood grain wall and base units having oak style worksurfaces over, housing a ceramic one and a half sink with side drainer and integral appliances including dishwasher and full height fridge. A recess houses a range cooker which is included in the sale, and a central island units houses space for a breakfast bar. The kitchen leads into the **Dining Area**, where there is a Tiger multifuel burner set to tiled hearth and double doors open out to the rear gardens. There are windows to the side and rear, and a door opens into the charming original **Pantry**, having space for a freezer and ample storage

Utility Room 1.84 x 1.5m (approx. 6'0 x 4'11)

Fitted with base units coordinating with those of the kitchen, housing an inset sink and spaces for a washing machine and tumble dryer. Doors open out to the side aspect and into:

Cloakroom

Having fitted wash basin and WC





Stairs rise to the first floor part galleried **Landing**, where there is a window to the side and stripped pine doors open into:

Master Bedroom 4.4 x 3.9m (approx. 14'4 x 12'10)
A spacious principal bedroom having dual aspect windows

Guest Bedroom Two 3.7 x 3.65m (approx. 12'1 x 12'0)
An immaculate guest suite having window to the side, a period fireplace with working chimney and private use of:

En Suite Bathroom 3.03 x 2.63m (approx. 9'11 x 8'8)
Fitted with a traditional suite having Savoy pedestal wash basin, WC, claw foot bathtub and separate double shower, with wooden flooring, fitted **Airing Cupboard** and a window to the rear

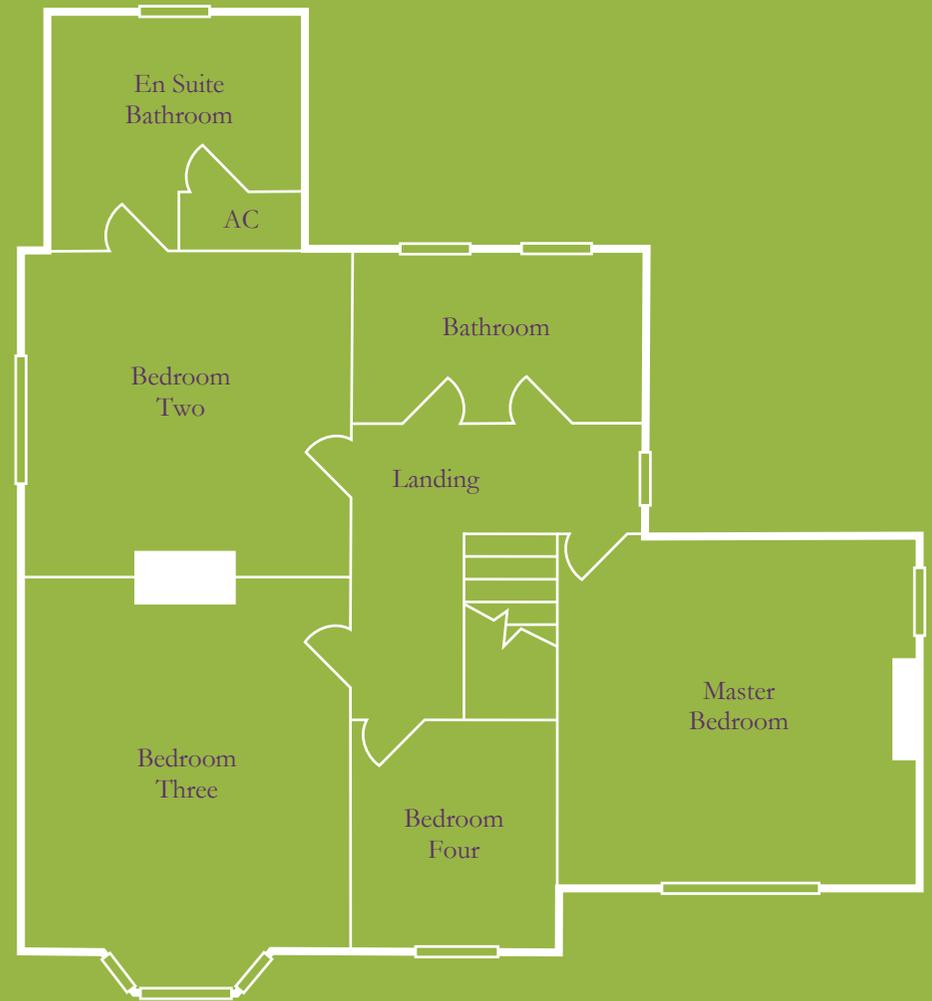
Bedroom Three 4.9 x 3.63m (approx. 16'1 x 11'11)
A third double room having bay window to the front aspect and an original fireplace with tiled hearth and open chimney

Bedroom Four 2.53 x 2.31m (approx. 8'4 x 7'7)
A good sized single bedroom, having window to the front aspect

Bathroom 3.3 x 1.83m (approx. 10'10 x 6'0)
Having been refitted with a traditionally style suite comprising Savoy pedestal wash basin, WC, claw foot bathtub and double shower, with wooden flooring, obscured windows to the rear and a heated towel rail. An original ladder gives access to the generous loft space









Outside

Oakdene is set back from the lane beyond a generous frontage well screened by mature foliage and a historic oak tree. A sweeping drive provides parking for a number of vehicles to the front, and beautifully tended mature gardens extend to a generous size. There is access to the rear of the property to either side

Large Double Garage 7.08 x 5.62m (approx. 23'3 x 18'5)

A wider than usual garage, having twin entrance doors to the front, power, lighting, and courtesy doors to both the front and rear

Landscaped Gardens

Being immaculately tended and enjoying an excellent degree of privacy, the rear gardens extend to a generous size and are laid to a block paved terrace, shaped lawns and neatly stocked borders. To one side there is a charming circular water feature as well as access into a useful **Garden Store**, and the garden has been thoughtfully cultivated with a variety of trees and foliage to provide privacy to all sides



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.