



Church View, 17 Church Road, Alrewas, DE13 7BT

 Parker
Hall

Set within an exclusive gated community is Church View, an elegant Georgian village residence benefitting from extended and immaculately presented interiors, four bedrooms and established south facing gardens. Overlooking tranquil views of the village Church spire, this individual character home has been refurbished and extended in recent years to create open plan living complemented by traditional features including sash windows and impressive tall ceilings. The interiors comprise briefly spacious reception hall, stunning drawing room, open plan family dining kitchen, study, refitted utility and refitted cloakroom to the ground floor, with four bedrooms set over the first and second floors. The first floor

comprises a master bedroom with stunning Church views and an en suite, a third double bedroom, fourth bedroom (ideal as a dressing room) and a family bathroom, with the second bedroom occupying the second floor, having private use of an en suite bathroom. Outside, there is private parking for four vehicles as well as a single garage set beyond the secure gated entrance, and the rear gardens extend to a generous size, enjoying much privacy and a sunny southerly aspect.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a

doctors surgery, pharmacy and dentists, and the position provides access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an outstanding school catchment area including the All Saints primary school which feeds into the highly regarded John Taylor High in Barton under Needwood, and there are a number of highly regarded private schools also nearby including Smallwood Manor, Repton and Lichfield Cathedral. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Impressive Georgian Village Residence
- Spacious & Character Interiors
- Beautifully Refurbished & Extended
- Exclusive Gated Development
- Impressive Drawing Room
- Study/Playroom
- Refitted Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Double Bedrooms
- Dressing Room/Bedroom Four
- Two En Suites & Bathroom
- South Facing Gardens with Church Views
- Parking for Four & Single Garage
- Idyllic Setting in Desirable Village
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



Reception Hall 3.6 x 2.3m (approx. 11'10 x 7'7)

The front door opens into this spacious hallway, having windows to the rear aspect, wood effect tiled flooring and doors opening into:

Stunning Drawing Room 7.0 x 5.3m (approx. 22'10 x 17'5)

An impressive reception room having tall sash windows overlooking the gardens and Church spire beyond, and a gas fireplace. Bifold doors lead into:

Family Dining Kitchen 7.93 x 3.65m (approx. 26'0 x 11'11)

A beautiful addition to this character home formed by a modern fitted kitchen and dining area with Church spire views. The **Kitchen** comprises a range of wall and base units with solid oak worksurfaces over, housing an inset sink with side drainer, spaces for a double width fridge freezer, space for a range cooker and an integral dishwasher. There is a breakfast bar to one side, a window overlooks the rear garden and tiled flooring extends into the **Dining Area** where bifolding doors open out to the gardens. Two ceiling lanterns provide plenty of natural light to both areas

From the hallway, stairs rise to the first floor accommodation with useful storage beneath, and a door opens into:

Playroom/Study 4.0 x 2.2m (approx. 13'1 x 7'2)

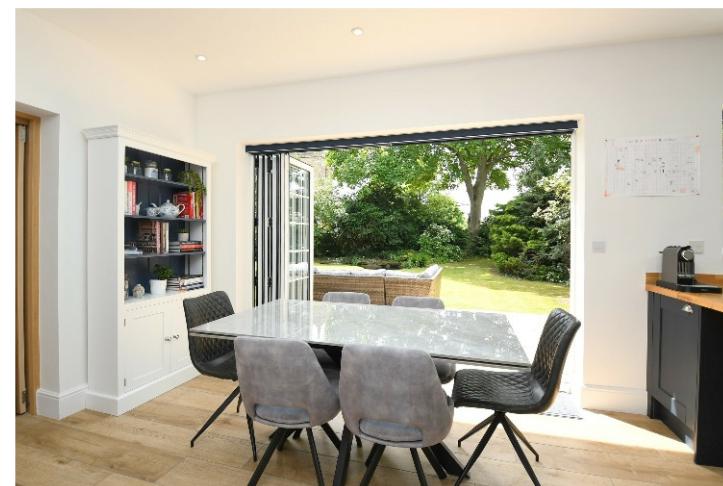
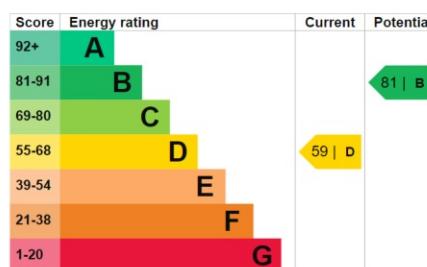
An ideal home office, having window to the front and doors opening into:

Utility 2.4 x 2.3m (approx. 7'10 x 7'6)

Fitted with modern base units housing an inset sink and spaces for a washing machine and tumble dryer, with tiled flooring, a door out to the side,

Cloakroom

Fitted with wash basin set to vanity unit and WC





Stairs rise to the first floor **Landing**, where a tall window faces the front aspect at the half landing. Doors open into:

Master Bedroom 4.4 x 3.7m (approx. 14'3 x 12'0)
A spacious principal bedroom having dual aspect windows and private use of:

En Suite 2.3 x 1.7m (approx. 7'7 x 5'5)
Comprising a traditional suite having pedestal wash basin, WC and double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the rear

Bedroom Three 6.1 x 3.3m (approx. 20'0 x 10'8)
A third double bedroom having dual aspect windows and a triple fitted wardrobe

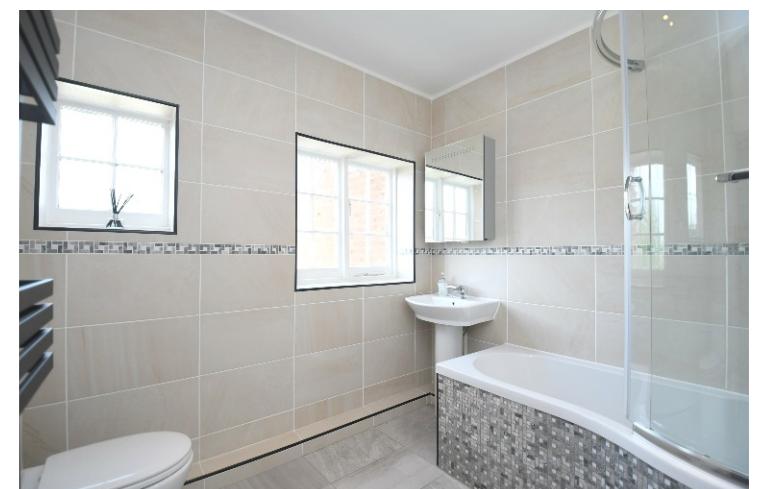
Bedroom Four 3.0 x 2.2m (approx. 9'8 x 7'1)
Currently set up as a dressing room servicing the master bedroom, having a window to the front. The wardrobes are as separate negotiation

Bathroom 2.4 x 2.3m (approx. 8'0 x 7'7)
Fitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over having power jets, with a heated towel rail, tiled flooring, tiled walls and an obscured window to the rear

A door from the landing leads to a vestibule having stairs rising to the second floor having storage below. The stairs rise to:

Bedroom Two 6.5 x 4.3m (approx. 21'2 x 13'11)
Another double bedroom having window to the front, skylights to two sides and a range of wardrobes which are as separate negotiation. Doors open to a cupboard housing the hot water cylinder, and into:

En Suite 2.6 x 2.3m (approx. 8'4 x 7'7)
Comprising pedestal wash basin, WC and corner bathtub with shower unit over, with tiled splash backs, a cupboard housing the boiler and an obscured window









Outside

Electric double gates open into a shared courtyard where there is a private block paved drive providing parking for four vehicles. There is access into the **Single Garage** 5.6 x 2.7m (approx. 18'6 x 9'0) which has a large **Loft Store** above 5.0 x 2.7m (approx. 16'6 x 9'0)

South Facing Gardens

Extending to a generous size, the established rear garden is laid to a paved terrace, shaped lawns and a small garden pond, all enjoying idyllic views towards the All Saints Church spire. There is exterior lighting and a water point, and mature foliage and trees provides privacy to all aspects

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.