



27 Barton Gate, Barton under Needwood, DE13 8AG

Standing in an enviable setting overlooking dual aspect open views is this double fronted, four bedroom detached home, set on the borders of Barton under Needwood. Having been recently modernised and refurbished (with some works still waiting completion), the property has received upgrades to include a remodelled family dining kitchen, lounge with feature panoramic fireplace, a rewire and new radiators to the ground floor, a refitted en suite and new internal doors, alongside landscaping, a new driveway and rendering to the front aspect.

An impressive oak framed porch leads to the central reception hall, which opens in turn to a

dual aspect lounge with feature bioethanol fireplace and pleasant views over the rear garden. Also to the ground floor are a study and cloakroom, with a fabulous open plan dining kitchen extending across the rear of the property with twin bifold doors opening out to the rear garden. To the first floor there are four double bedrooms and a family bathroom, with the master benefitting from a dressing area and en suite. The property is surrounded by open farmland and countryside, view over which can be appreciated from all sides, and the rear garden is bordered by a post and rail fence highlighting the idyllic open aspect to the rear. The refinished tarmac driveway provides parking for three to four vehicles alongside

access into the detached single garage, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting on the rural borders of Barton under Needwood, being within a healthy walk of the excellent schools and amenities this thriving village has to offer. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane 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 Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. 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 can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.



- Executive Detached Family Home
- Dual Aspect Open Views
- Recently Refurbished Interiors
- Potential to Extend (STPP)
- Spacious Lounge & Study
- Bespoke Open Plan Dining Kitchen
- Reception Hall & Cloakroom
- Four Double Bedrooms
- Upgraded En Suite & Family Bathroom
- Detached Garage & Parking for Four
- Landscaped Garden Stunning Countryside Views
- 'Outstanding' School Catchment
- Walking Distance to Village Centre
- Well Placed for Commuter Routes/ Amenities



Reception Hall

From beneath the oak framed gable porch a composite door opens into the hallway, having brick herringbone flooring and stairs rising to the first floor with storage below. Oak doors with brass hardware open into:

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

A spacious dual aspect reception room having a window to the front, a replaced picture window to the rear enjoying pleasant garden and rural views, herringbone flooring and a contemporary bioethanol fireplace

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

A useful home office having fitted a window to the front and an oak corner desk with fitted storage

Open Plan Dining Kitchen 6.78 x 4.0m (approx. 22'2 x 13'0)

Finished to an exceptional standard, the bespoke designed kitchen is finished in a custom colour and features wall, base and island units with Quartz worksurfaces over. There is a double Belfast sink and integrated appliances include dishwasher, fridge freezer, wine fridge, double oven, induction hob and washing machine. The worktops extend to one side of the island unit to create an entertaining style breakfast bar, and bifold doors open from both the kitchen and dining area out to the rear garden. Herringbone brick flooring extends throughout

Cloakroom

Having wash basin set to a vanity unit, WC, an obscured window to the front and brick herringbone flooring





Stairs rise to the first floor **Landing**, where replaced doors open into the **Airing Cupboard** and:

Master Bedroom 3.8 x 3.52m (approx. 12'5 x 11'6)
A spacious principal bedroom having a window to the front overlooking Dunstall Estate woodland, a **Dressing Area** 2.1 x 1.93m (approx. 6'10 x 6'3) with fitted wardrobes and a window to the rear also enjoying open views. With private use of:

En Suite 2.1 x 1.93m (approx. 6'10 x 6'3)
Comprising a white suite with contemporary black fittings, having wash basin and WC set to vanity units and a double shower with rainfall and handheld attachments. There is a heated towel rail, marble finish tiling to the walls and flooring and a window facing the rear

Bedroom Two 3.5 x 2.82m (approx. 11'5 x 9'3)
Another generous double room having a window to the front enjoying views over Dunstall Woodland

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

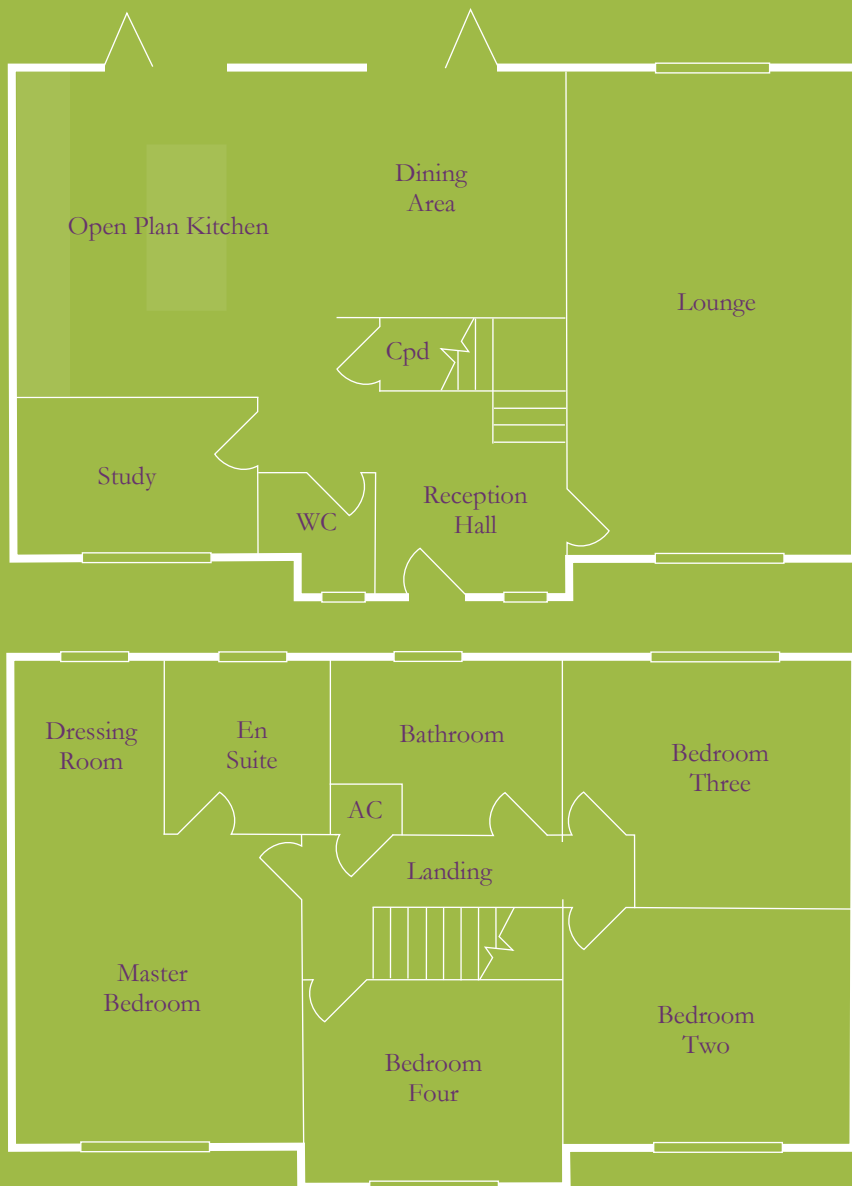
Bedroom Four 3.27 x 2.42m (approx. 10'8 x 7'11)
A fourth double room having window to the front with woodland views

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 walls, solid French oak flooring, a heated towel rail and a window to the rear enjoying countryside views









Outside

The property is set back from the road beyond a walled frontage, with a resurfaced tarmac driveway providing parking for a number of vehicles. To the side there is a gate into the rear garden and an up and over door leads into the **Detached Garage** 6.4 x 3.07m (approx. 20'11 x 10'1) having power, lighting and a courtesy door into the garden. An oak framed porch leads to the front door, and the EV charging point is as separate negotiation

Gardens

The rear garden enjoys an excellent privacy and is laid to a block paved terrace, shaped lawns and raised flower beds. There is a pretty seating area ideal for alfresco entertaining to one side, and steps rise to an upper level of lawn where a post and rail fence highlights open farmland views to the rear. there is exterior power, lighting and a water point

Please Note: Renovations including flooring to the ground floor and the cloakroom are in progress will be finished prior to completion

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.

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