



172 Main Street, Barton under Needwood, DE13 8AB





Enjoying a prime setting in Barton under Needwood is this elegant detached oak framed residence, showcasing generous living accommodation, four well proportioned bedrooms and a generous garden plot enjoying an open outlook to the rear. Featuring a wealth of exposed oak framing and beams throughout, this architect designed timber framed home was completed in 2011 and is finished to an excellent specification throughout, offering the appeal of a character property alongside the convenience of a more modern build. The interiors comprise briefly spacious L shaped reception hall, stunning lounge with wood burning stove, dining room with double doors out to the gardens, guests

cloakroom and a modern breakfast kitchen, with an impressive oak framed garden room to the rear enjoying a pleasant open outlook. To the first floor there are four bedrooms, two of which feature elegant vaulted ceilings. An en suite shower room services the master suite and there is a luxurious family bathroom with 'Jack and Jill' access into bedroom two and the landing. Outside, there is parking for around four vehicles and a beautiful oak framed gable porch leads to the front door. To the rear, the garden extends to a generous size enjoying an excellent degree of privacy and a pleasant outlook onto mature woodland and open fields. The property is serviced by mains gas under floor heating to both the ground and first floors (2023 refitted

combi boiler and full double glazing.

The property benefits from a prestigious address close to the heart of Barton under Needwood. This charming village is home to a superb array of amenities within a few minutes walk from the property, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club within the village 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. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral. 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.



- Oak Framed Detached Village Home
- Architect Designed & Excellent Specification
- Stunning Exposed Beams, Vaulted Ceilings & Thumb Latch Doors
- Open Countryside Views
- Three Spacious Reception Rooms
- Modern Breakfast Kitchen
- L Shaped Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite
- Jack & Jill Family Bathroom
- Generous & Private Gardens
- Pleasant Open Aspect to Rear
- Ample Parking to Front
- Under Floor Heating throughout
- Desirable Village Setting
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel







**Reception Hall** 3.24 x 1.94m (approx. 10'7 x 6'4)  
An oak framed porch leads to the front door, opening into this spacious L shaped hallway. Stairs with storage beneath rise to the first floor landing, the hall has solid oak flooring and doors open into:

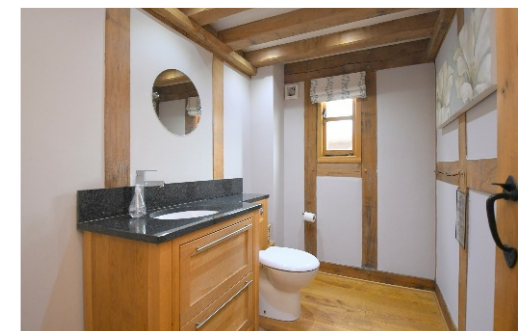
**Lounge** 5.36 x 4.69m (approx. 17'6 x 15'4)  
A beautifully presented reception room having solid oak flooring, dual aspect windows and a character brickwork fireplace housing a wood burning stove

**Dining Room** 4.72 x 3.88m (approx. 15'5 x 12'8)  
Another generously proportioned reception room having solid oak flooring and French doors opening out to the rear terrace and gardens

**Breakfast Kitchen** 5.34 x 3.28m (approx. 17'6 x 10'9)  
The kitchen comprises a modern range of gloss full height, wall and base units with granite worksurfaces over, housing an inset sink with side drainer, recess housing a range cooker and integrated appliances including two drawer dishwasher, fridge freezer and washing machine. A door opens out to the side, the kitchen has tiled flooring and a window to the front, and a central island unit provides additional storage space and a breakfast bar. A half glazed door opens into:

**Garden Room** 4.61 x 4.5m (approx. 15'1 x 14'8)  
Featuring impressive vaulted ceilings and a wealth of exposed beams, this versatile reception room has a door to the side, tiled flooring, useful fitted storage and windows overlooking the rear gardens and view beyond

**Cloakroom** 2.6 x 1.7m (approx. 8'7 x 5'7)  
Fitted with wash basin and WC set to vanity units, having tiled flooring and a window to the side









Stairs rise to the first floor **Landing**, having a window to the front, further window to the rear and thumb latch doors opening into:

**Master Bedroom** 4.7 x 3.85m (approx. 15'5 x 12'7)

A stunning principal suite having impressive vaulted ceilings, windows to the rear overlooking the gardens and view beyond and a large double fitted wardrobe. With private use of:

**En Suite** 2.0 x 1.67m (approx. 6'5 x 5'5)

Comprising wash basin set to vanity unit, WC and walk in shower, with tiled splash backs, tiled flooring and an obscured window to the side

**Bedroom Two** 4.7 x 4.1m (approx. 15'5 x 13'5)

Another generous bedroom suite having vaulted ceilings, a window to the front and a door into:

**Jack & Jill Bathroom** 3.56 x 1.6m (approx. 11'8 x 5'2)

Serving as an en suite to bedroom two, the bathroom comprises wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side. A door leads back out onto the landing

**Bedroom Three** 3.3 x 3.08m (approx. 10'10 x 10'1)

A third double room having window to the rear aspect

**Bedroom Four** 3.32 x 2.15m (approx. 10'10 x 7'0)

With a window to the front













**Outside**

The property benefits from a desirable address in Barton under Needwood on Main Street. The property is set back from the road beyond a generous frontage, having a gravel driveway with parking for around four vehicles. There is gated access leading into the rear garden and mature hedges and foliage provide privacy to the front aspect

**Gardens**

Extending to a generous size, the rear garden is laid to a paved terrace with steps rising to neatly maintained lawns. Neatly stocked borders feature a variety of flowering shrubs and trees, and the garden enjoys an open outlook over mature woodland and towards open countryside. There is exterior lighting, water and power and the shed is included in the sale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	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.