



Manor Close, Short Lane, Barton under Needwood, DE13 8LB



Nestled within a south facing plot in the heart of the village is Manor Close, an exquisite detached cottage showcasing beautifully Presented and characterful interiors, well proportioned living accommodation and four bedrooms. Enjoying a most tranquil setting in secluded 0.25 acre gardens, this elegant village home features character doors, beaded panelling, a wealth of timbers and beams, reclaimed parquet flooring and inglenook fireplaces, alongside the addition of a luxurious oak framed extension to the living space. Manor Close combines the ideals of charm and character offered by this traditionally styled home, alongside an

outstanding setting with easy access to the excellent amenities this sought after village has to offer.

A timber framed porch opens into the reception hall which features a charming tiled fireplace and parquet flooring, where doors open into two well proportioned reception rooms both featuring panelling and feature fireplaces. The kitchen leads into a fabulous oak framed Orangery which opens out to a walled terrace to the side aspect, and a large utility and a shower room are also set to the ground floor. The first floor landing leads into four well proportioned bedrooms, two of which

have fitted wardrobes, being serviced by a traditional family bathroom with separate WC. The master bedroom enjoys an idyllic outlook over the 0.25 acre formal gardens which extend mostly to the front, with a characterful Lychgate leading back out to the parking area. The private drive offers ample parking as well as access into the large double garage, and the gardens feature delightful gravelled and brickwork pathways, paved terraces, established lawns and a sunken area ideal for a hot tub, all enjoying a south facing aspect and plenty of privacy.

Manor Close resides within a secluded garden plot close to the heart of the village, being within an easy walk of the village centre and the excellent array of amenities offered.

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 lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

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.

- Exquisite Detached Character Cottage
- Wealth of Reclaimed Features & Charm
- Delightfully Tranquil Village Setting
- Secluded 0.25 Acre Gardens
- Two Characterful Reception Rooms
- Magnificent Oak Framed Orangery
- Stunning Reception Hall
- Utility & Shower Room
- Four Double Bedrooms
- Family Bathroom & Separate WC
- Established South Facing Gardens
- Further Walled Courtyard
- Detached Double Garage & Ample Parking
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



A quirky Lychgate leads from the parking area into the gardens, where a pathway leads to the cottage. To the side aspect there is an impressive timber framed porch with quarry tiled floor leading to a stable door into:

Reception Hall 5.47 x 3.4m (approx. 17'11 x 11'2)

An impressive welcome to this character home, having parquet flooring, beaded oak panelling, useful fitted storage and a charming fireplace with tiled inlay. Stairs rise to the first floor accommodation, and original thumb latch doors lead into:

Sitting Room 5.45 x 4.3m (approx. 17'10 x 14'1)

A spacious and beautifully presented reception room having windows to two sides overlooking the gardens, stunning exposed beams and a feature fireplace with wood burning stove and stained glass side windows

Dining Room 5.5 x 3.35m (approx. 18'0 x 10'11)

Also showcasing a wealth of original features, the dining room has a window to the side aspect and oak panelling, as well as a character fireplace. Oak double doors lead into the Orangery, and a further thumb latch door leads into:

Kitchen 5.46 x 3.04m (approx. 17'10 x 9'11)

Comprising a range of wall and base units with granite worksurfaces over, housing a Belfast sink and spaces for a range cooker and American fridge freezer. there is a window to the side aspect and the kitchen leads open plan style into:

Orangery 6.95 x 3.8m (approx. 22'9 x 12'5)

A most impressive oak framed living space added by the existing vendors, having limestone flooring, double doors opening out to the walled terrace and gardens and an oak roof lantern. A door opens into:

Utility Room 4.22, 2.0 x 3.37m (approx. 13'10, 6'7 x 11'0)

Fitted with base units housing spaces for a washing machine and tumble dryer, with an inset sink, further spaces for a fridge freezer and a window to the front aspect. A door opens into:

Shower Room 2.2 x 2.11m (approx. 7'2 x 6'11)

Fitted with pedestal wash basin, WC and shower, with tiled flooring and walls and an obscured window. A second door opens back through to the **Reception Hall**





Stairs rise to the **First Floor Landing** 5.0 x 1.83m (approx. 16'5 x 6'0) which extends to a superb size, showcasing a wealth of original character. A window faces the side of the cottage, and character doors open into:

Master Bedroom 5.5 x 4.46m (approx. 18'0 x 14'7)
A spacious principal bedroom having dual aspect windows with pleasant garden views, exposed floorboards and a range of handmade wardrobes

Bedroom Two 5.46 x 3.4m (approx. 17'11 x 11'2)
Another double room having dual aspect windows

Bedroom Three 4.23 x 3.93m (approx. 13'10 x 12'11)
With dual aspect windows

Bedroom Four 4.64 x 3.52m (approx. 15'2 x 11'6) – max
A fourth double room having a fitted wardrobe and a window to the side

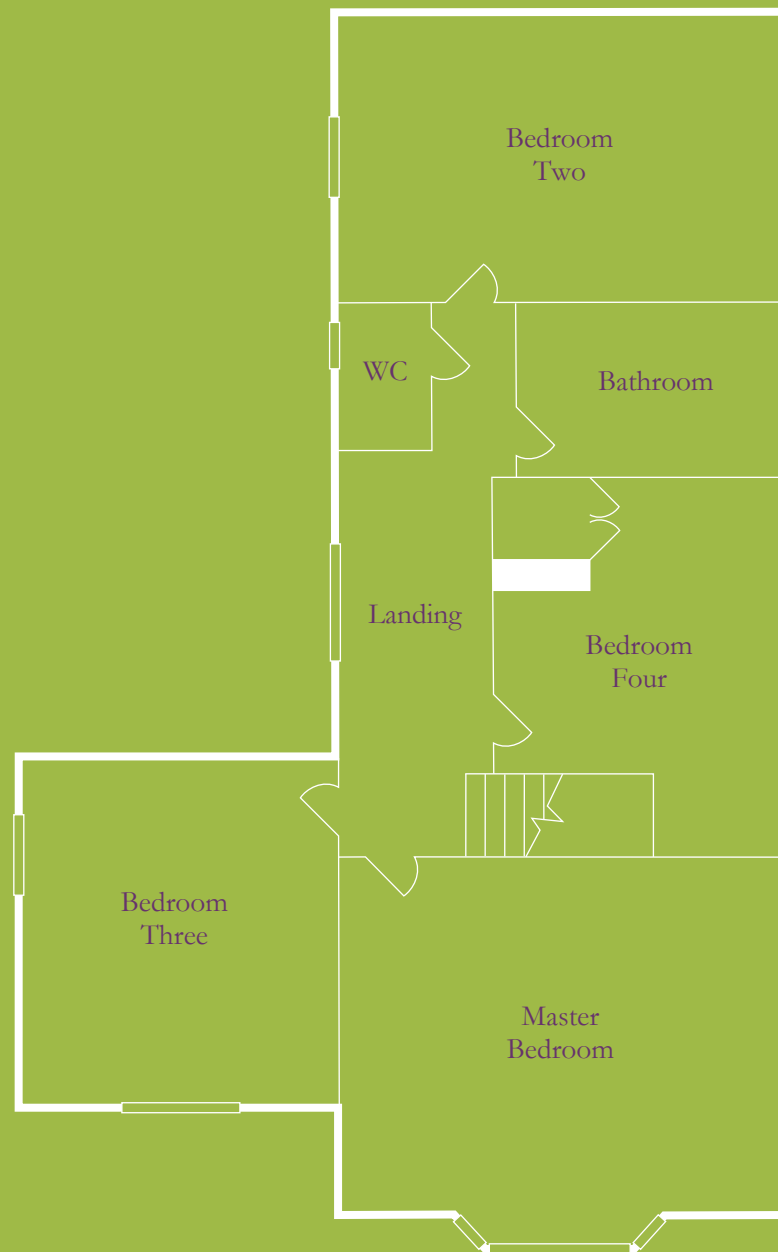
Family Bathroom 3.3 x 1.98m (approx. 10'9 x 6'6)
Fitted with a traditional suite having pedestal wash basin, double ended slipper bathtub and a large shower, with oak flooring, a heated towel rail and an obscured window. Opposite the bathroom, a second door opens from the Landing into a separate **WC**, fitted with wash basin and WC



| 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 | | |









Outside

Manor Close resides within a wonderfully secluded garden plot, having ample parking to a private gravel driveway off Short Lane. There is access via manual twin doors into the **Detached Double Garage** which also has a courtesy door into the rear garden, and an original Lychgate opens from the driveway into the gardens where a pathway leads to the front door

0.25 Acre Gardens

Extending to a superb size, the **South Facing Garden** enjoys an excellent degree of privacy and is laid to established borders, lawns and secluded seating areas. To the top of the garden there is a further gravelled terrace with steps down to a hot tub which is as separate negotiation. There is an impressive timber framed porch leading into the **Reception Hall** on one side, and a brick BBQ is set to the other having a paved terrace which extends to the side of the property where there is a further walled courtyard with double doors opening into the oak framed **Orangery**



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.