

Wychnor Park

Wychnor, Burton-on-Trent, DE13 8BU

John
German





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£595,000

A superbly appointed three bedroom barn conversion in a sought after rural location offering a blend of character and modern living, situated on a small select development.

This outstanding property is tastefully appointed throughout and seamlessly blends character features with modern fittings. It is set on a small private development of barn conversions that originally date back to the 1700's in a rural location yet so conveniently situated for the nearby Cathedral city of Lichfield, neighbouring village of Barton under Needwood with its John Taylor Academy, Alrewas and Burton on Trent.

Directions - From Lichfield proceed along the A38 past the junction for Alrewas and after approx. 1 mile take the Wychnor junction (signposted on the left). Follow the lane for just over a mile towards Wychnor Country Park and Wychnor Hall. The road bends to the right where The Grange development is situated on the left. What3words reference is advances.twirls.thousands that will take you straight to the property.

This particular barn enjoys a lovely position and is accessed via a front entrance door opening into the spacious reception hall which provides an impressive introduction to the property. A staircase rises to the first floor having a useful cupboard beneath. Leading off is a guest's cloakroom with WC and wash basin along with space and plumbing for a washing machine and a window to rear.

Across the hall is the stunning open plan light and spacious kitchen/dining/living room that is a fabulous place for families and entertaining. The kitchen area has a stylish range of units complemented by quality worktops and a matching island unit incorporating a breakfast bar, further units and storage space. Integrated appliances comprise a fridge freezer and dishwasher and a recess allows room for a range style cooker. The living/dining area has numerous windows and French doors flooding the room with natural light offering plenty of space for both dining furniture and soft seating. A feature fireplace provides a warming focal point and set above is provision for a wall mounted television.

The first floor galleried landing has revealed timbers, windows to two aspects and a large double storage cupboard. The outstanding master bedroom is substantial in its proportions with a high vaulted ceiling, windows to the front and plenty of space for multiple wardrobes. It has the benefit of its own spacious ensuite comprising a double shower cubicle, WC, wash basin, modern tiling to the walls and a chrome ladder radiator.

Also leading off the master bedroom is the unique feature of a staircase that leads down to a dressing room that would also make an ideal home office, having a useful downstairs storage cupboard.

Bedrooms two and three are both generously sized rooms sharing the substantial family bathroom with a suite comprising bath, separate shower cubicle, pedestal wash basin, WC, towel rail/radiator and part tiled walls.

To the rear is a paved terrace, ideal for alfresco dining and entertaining, beyond which is a shaped lawn surrounded by display borders packed with a variety of plants and shrubs. Side gated access leads to the driveway giving access to a single garage in a separate block.

Fritch Cottage has the unique benefit of access to woodland that is shared by the residents.

Note: There is a service/maintenance charge of approx. £800 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Drive and garage (in a separate block)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092024

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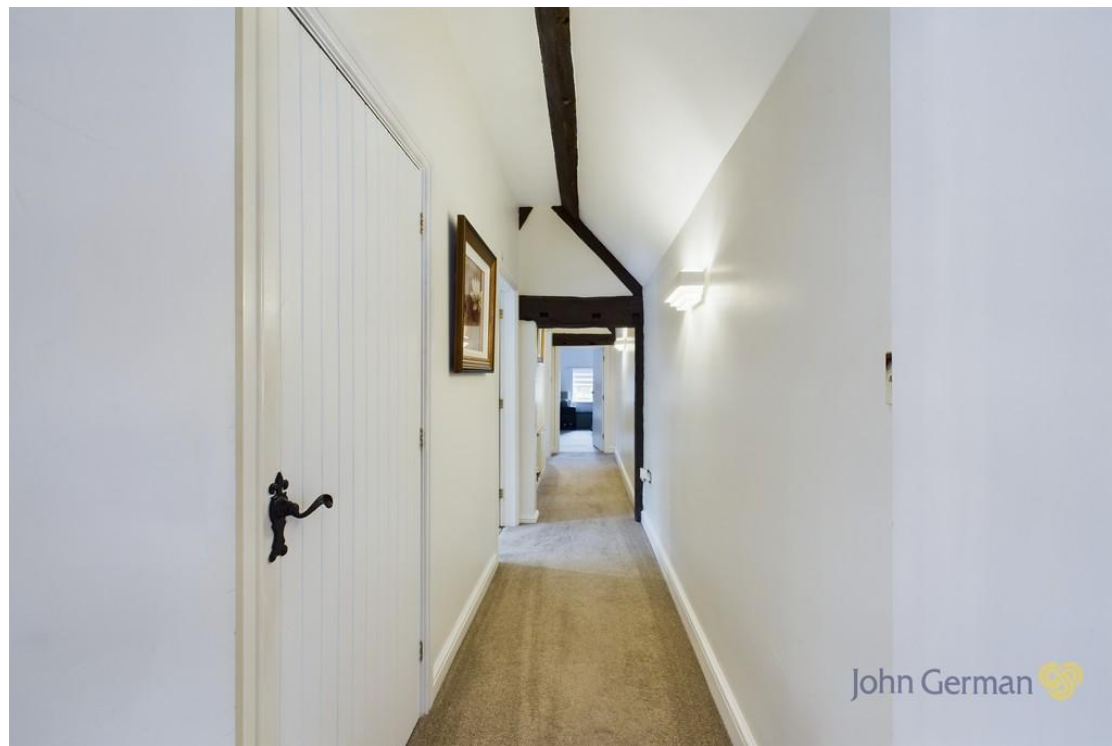














Floor -1



Ground Floor

Approximate total area⁽¹⁾

1744.61 ft²

162.08 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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