

# Yoxall Road

Newborough, Burton-on-Trent, DE13 8SU

John   
German






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£450,000



Set within the picturesque village of Newborough is the charming Brookside Cottage. A detached family home with an abundance of character and charm that runs seamlessly throughout the property. The home dates to the 18th century and still retains some of those original, classic features.

The frontage of Brookside Cottage is truly captivating. Upon arrival, you are greeted by a recently brick built facade which exudes quintessential English, countryside charm and offers a warm entrance to the home.

The front room is a great space to sit with the large glass windows allowing you to look over the front garden and flooding the room with light. The front sitting room is a cosy place to relax, with exposed beams and featured tiled flooring. As you carry on through the property you will find the dining room, which also has featured tiled flooring and has a rather rustic, yet contemporary charm. The sliding door then leads you into the kitchen which also has a rustic vibe to it, with Belfast sink, induction hob and gas oven. To finish the ground floor living space, you will find the spacious living room, which the sellers use as a studio, living room and cinema room. The three separate windows to the side allow for you to look over the enchanting rear garden.

You can access the first-floor landing from with the front sitting room or through the living room at the back of the property. The landing space from the front sitting room staircase offers a great space which overlooks the front lobby, the sellers use this space as study, which it works well for. To the first floor, you will find three well-proportioned bedrooms, each offering a comfortable and peaceful retreat. The cottage offers two separate bathrooms, which are both modern and are located at opposite ends of the house, which is great for convenience.

The property is approached by gates, which opens to a block paved driveway and carport for off street parking. Just past the driveway, you will find the fore garden which features a well-maintained garden with vibrant flower beds and mature shrubs that add to its enchanting curb appeal. To the rear of the garden, you will find a calm stream, which creates the ultimate, tranquil space. A real perfect space to wind down and relax. There is also a brick built outbuilding, which could be used for storage.

Situated on Yoxall Road in the desirable village of Newborough, Brookside Cottage benefits from a tranquil yet accessible location. Nestled away in the heart of the village, being a short stroll away from the village church and the Red Lion Pub and Restaurant. The village has a well-regarded primary school which feeds onto the popular John Taylor High School within the nearby village of Barton Under Needwood, with Lichfield Cathedral School and Denstone College only a short drive away. The surrounding area offers beautiful countryside walks, local amenities, and a strong sense of community. The Meynell Arms at Hoar Cross, Hoar Cross Hall and St Georges Park are local to the village, and there are links via the A515 to the cathedral city of Lichfield and the A50 plus access to Burton on Trent, making it a perfect choice for those looking to enjoy the best of both rural and urban living.

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

**Property construction:** Standard

**Parking:** Driveway & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** TBC

**Heating:** Oil

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

**Broadband type:** TBC - 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 D

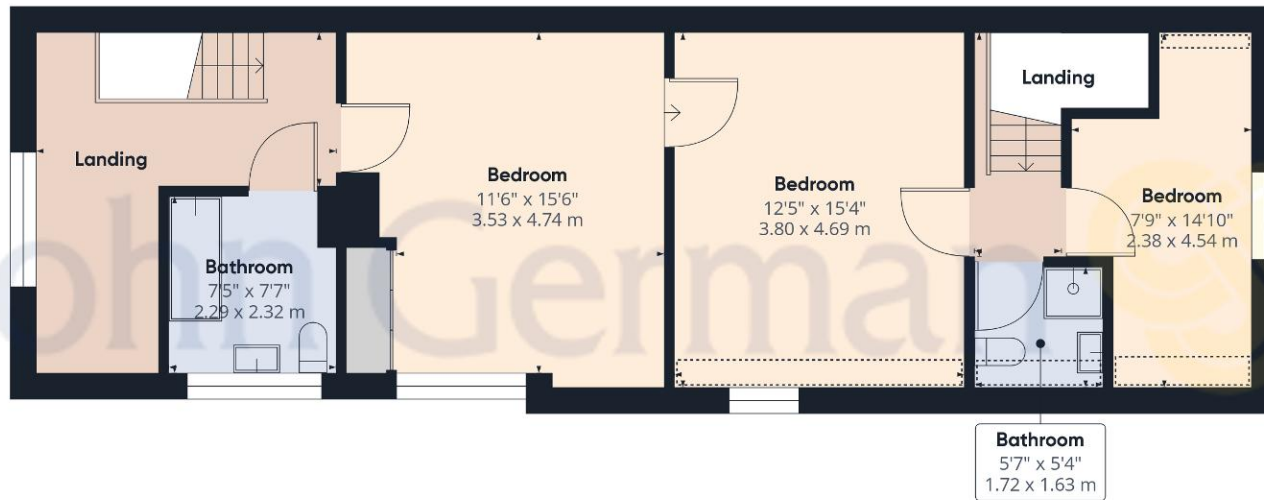
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)







Ground Floor



Floor 1


**Approximate total area<sup>(1)</sup>**

1655.19 ft<sup>2</sup>  
153.77 m<sup>2</sup>

**Reduced headroom**

71.4 ft<sup>2</sup>  
6.63 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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## Agents' Notes

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## Referral Fees

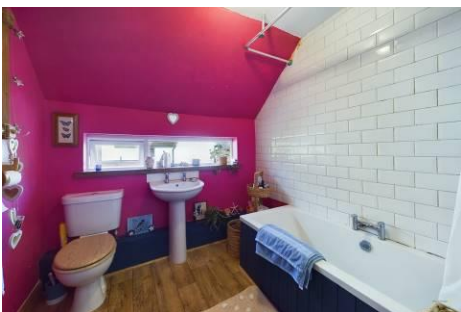
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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