

Newton Road

Burton-on-Trent, DE15 0TU

John 
German







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£725,000

Standing on a wonderful secluded woodland plot of approx. 0.94 acres is this beautiful Victorian 2748 sq ft home that has been sympathetically renovated yet still retains charm and character. Highlights include a stunning reception hall, 2 light filled reception rooms plus a superb kitchen/diner, 5 spacious bedrooms and 2 bathrooms.

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Set well back from the road up a private driveway and hidden from view is this exceptional home of character set in its own seduded woodlands. Constructed before 1871, the property features high ceilings throughout enhancing the feeling of space, together with several rooms enjoying a light filled dual aspect. It has been thoughtfully renovated whilst still retaining its period charm including Victorian fireplaces, window shutters, tiled and wood flooring and bespoke joinery - making this a family home to fall in love with.

Surrounded by woodland together with lawned gardens, there is an abundance of outdoor space with a countryside feel yet still benefitting from being just a few minutes away from pubs, shops, riverside walks, rowing clubs, canoeing club, tennis courts and a children's play area.

The reception hall provides a stunning introduction to the property having a lovely period fireplace and wood floor throughout along with a feature staircase leading to the first floor.

The living room is a fabulous light filled room courtesy of its multiple windows including French doors out to the gardens while a log burner adds a cosy feel.

The second reception room is another spacious room that would suit a variety of uses such as a family room, sitting room, formal dining room or work from home office. It enjoys a dual aspect and has a unique rising window shutter along with a character fireplace.

Across the hall, the heart of the house is the good size kitchen/diner perfect for family get togethers and entertaining. With a well-appointed kitchen fitted with base and eye level units, including a full height fridge freezer, Miele dishwasher and a 2nd under-counter fridge, it offers a generous dining area with chimney breast and a cast iron Victorian range stove. There are windows to the rear and side, a door to a useful pantry plus a door to the rear entrance hall, off which is a utility room and stairs down to the cellar, ideal for extra storage.

To the first floor, an impressive galleried landing has doors leading off to five bedrooms, perfect for a large family to grow into.

The first of the two bathrooms is off a half landing and fitted with a three piece suite while the main family bathroom is an exceptionally characterful room featuring a 'Thomas Crapper' period suite with claw-foot bath and large shower.

The master bedroom offers a light, spacious room with a dual aspect, a fireplace and door linking to a dressing room/walk in wardrobe.

This stunning home is set on a well established woodland plot wrapping around the house together with lawned gardens and a paved terrace, ideal for outdoor dining and entertaining. The house is set off a private drive with gates opening into generous parking for several vehicles and is fitted with an electric vehicle charger. An additional adjacent parcel of land is available by separate negotiation.

The property is offered to the market with no upward chain.

Burton on Trent railway station is just a mile away and has excellent services to Derby and Birmingham, with London being a 90 minute journey. There is good access to the A38, M42, M6 and M1 and there are regular local bus services to surrounding towns and villages.

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. We believe there are 5 mature trees along the boundary subject to TPO - please speak to the office for further information.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 G

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

Our Ref: JGA/12052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

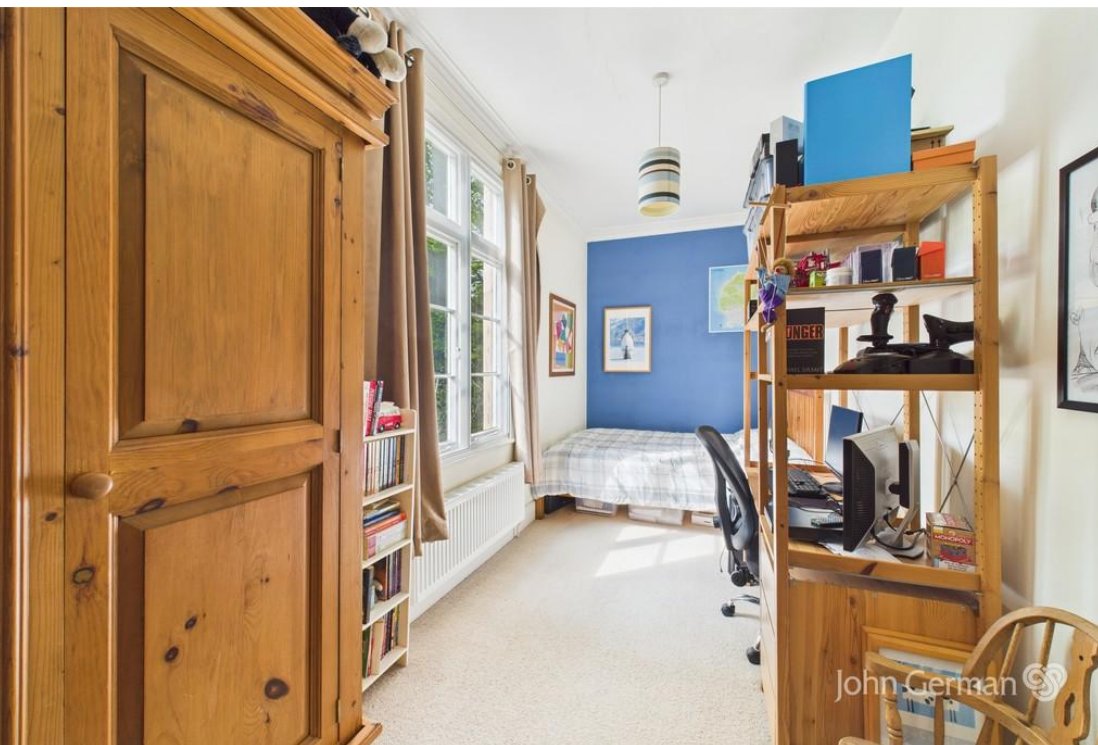
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



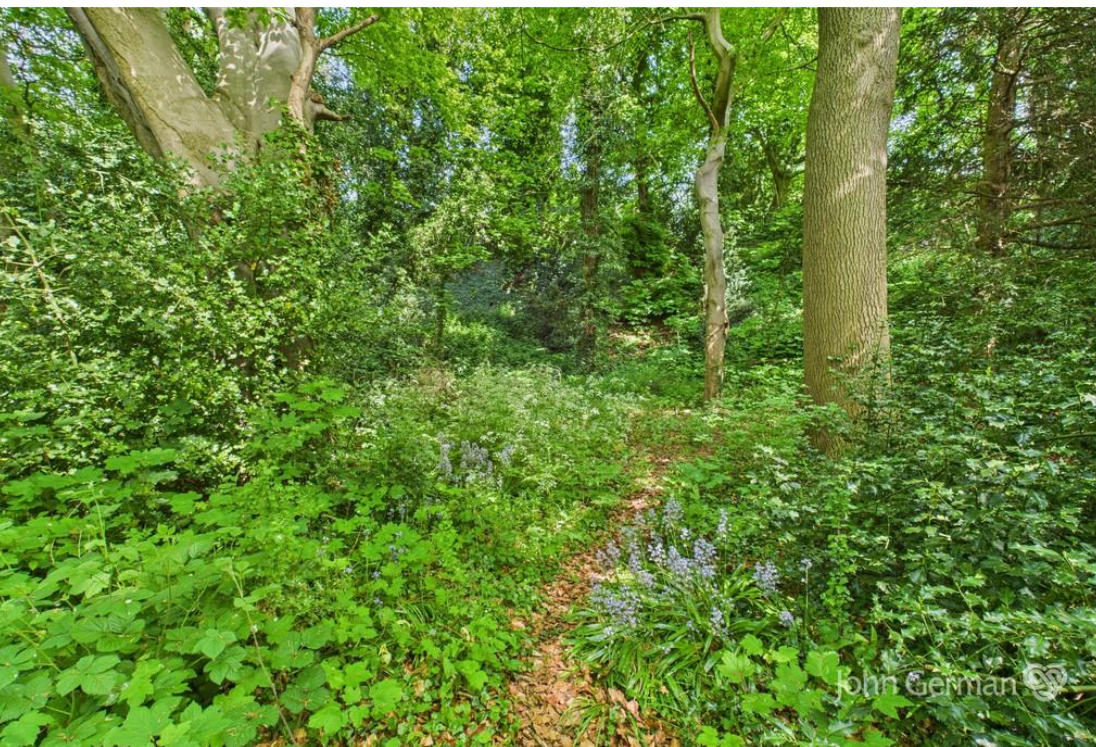




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Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2749 ft²

255.5 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

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