



Thatchover Cottage, 66 Park Road, Alrewas, DE13 7AJ



Set within an established and secluded half acre plot is Thatchover Cottage, an exquisite detached country home benefitting from beautifully presented interiors, five good sized bedrooms and a secluded setting close to the heart of this prestigious village. Having been sympathetically extended and remodelled throughout, this beautifully presented family home is reluctantly being placed on the market due to a work related relocation. This Grade II Listed cottage originally dates back to the 1600s and offers elegant character features throughout including exposed beams and leaded windows, alongside sympathetically modernised interiors including an impressive open plan living and dining kitchen. The versatile living accommodation perfectly lends

itself to family life, a study providing space to work from home and a boot room and separate laundry offering functionality as well as reception rooms independent from the open plan living space. The roof to the original cottage was rethatched in 2020 with added fire-retardant protection, and the cottage is serviced by mains gas central heating and under floor heating to the extension.

The reception hall to this individual home leads off into two beautiful reception rooms, both having feature fireplaces and a wealth of exposed beams. Also from the hallway is a useful boot room and a cloakroom, with a laundry and study accessed from the kitchen area. The contemporary living and dining

kitchen is connected to the original cottage via a glazed hallway and houses a formal dining area, family room with dual aspect bifold doors and a quality refitted kitchen, all overlooking the mature gardens. To the ground floor is a stunning master suite having private use of an en suite bathroom and walk in wardrobe, and within the original cottage are four further bedrooms and a family bathroom. Outside, the established wrap around plot extends to 0.55 acre and enjoys privacy to all sides, with gated access opening to a generous parking area at the front.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb

range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Manchester, Birmingham and East Midlands are all within an easy drive.



- Exquisite Detached Village Residence
- Grade II Listed & Wealth of Character
- Secluded & Established Garden Plot
- Desirable Village Location
- Two Spacious Reception Rooms & Study
- Impressive Open Plan Kitchen with Family & Dining Room
- Boot Room Laundry & Cloakroom
- Stunning Principal Suite with Bathroom & Walk in Wardrobe
- Four Further Bedrooms & Bathroom
- Annexe/Work-from-Home Potential
- Electric Gated Entrance & Parking
- 0.55 Acre Mature Gardens
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Beneath a canopy porch, the character entrance door opens into the **L Shaped Reception Hall**. An impressive welcome to this village residence, the hallway has windows to two sides, oak flooring and stairs rising to the first floor. Oak thumb latch doors lead into:

**Lounge** 5.25 x 4.8m (approx. 17'3 x 15'9)  
A beautifully presented reception room having triple aspect leaded windows and a wealth of original character beams. The focal point of this room is a stunning inglenook housing an open fire set to quarry tiled hearth. An oak thumb latch door opens into:





**Sitting Room** 6.32 x 3.55m (approx. 20'8 x 11'7)  
 Another cosy living space having a window to the rear, a feature fireplace housing a wood burning stove to tiled hearth and a door to the rear which was originally the entrance to the cottage

**Boot Room** 2.7 x 2.11m (approx. 8'10 x 6'11)  
 A useful space having window to the side and a range of fitted storage and wardrobes. A door opens to the original Pantry cupboard which houses fitted shelving and a cold slab

**Stunning Open Plan Dining & Living Kitchen**  
 12.4 x 5.7m (approx. 40'8 x 18'8)  
 Connected fluidly to the cottage via a glass link, this most impressive space extends to a generous size to provide a quality Hammonds kitchen, formal dining space and family room. The **Kitchen** comprises a range of contrasting wall, base and island units with expansive granite worktops over, housing inset Belfast sink, space for an American fridge freezer and integral appliances including dishwasher, Neff double ovens, steam oven, microwave, warming drawer and Neff induction hob with discreet recessed extractor. There are full height windows with fitted electric blinds overlooking the gardens and space beneath the island unit provides a breakfast bar. Karndean flooring and under floor heating extending throughout, firstly into the **Dining Area** where there are dual aspect windows, and the **Family Room** features dual sided bifold doors out to the terrace and mature gardens. Oak thumb latch doors lead from the kitchen into:



**Laundry Room** 2.73 x 1.65m (approx. 8'11 x 5'4)  
 Fitted with a range of wall and base units housing an inset Belfast sink and spaces for a washing machine and tumble dryer, with Karndean flooring and a window to the front

**Study** 3.3 x 3.17m (approx. 10'10 x 10'5)  
 Ideal as a home office or optional entrance hallway, having dual aspect windows and doors to the front and rear, karndean flooring with under floor heating and a door into the **Master Suite**

**Cloakroom**  
 Comprising fitted wash basin and WC, with tiled splash backs







From the **Study**, an oak thumb latch door opens into:

**Master Bedroom** 5.53 x 3.31m (approx. 18'1 x 10'10)

A generous principal bedroom suite having windows to the front aspect, double doors out to a private terrace at the rear and under floor heating. Doors lead into a **Walk in Wardrobe** and:

**En Suite Bathroom** 3.34 x 2.45m (approx. 10'11 x 8'0)

Fitted with a contemporary suite having fitted wash basin, WC, double ended freestanding bathtub and walk in shower, with tiled flooring, tiled walls, a heated towel rail and full height windows to the front

From the reception hall, a galleried staircase rises to the first floor **Landing**, having a wealth of exposed beams and doors into the bedrooms. On the landing there are two wall lights which have been retained from the original 1600s cottage

**Bedroom Two** 5.48 x 3.6m (approx. 17'11 x 11'9)

A spacious bedroom having dual aspect windows, a large fitted cupboard and a further two fitted **Walk in Wardrobes**

**Bedroom Three** 4.1 x 3.8m (approx. 13'5 x 12'4)

A double bedroom having Hammonds fitted wardrobes and a window to the rear

**Bedroom Four** 3.48 x 2.77m (approx. 9'1 x 11'5)

Another double room having Hammonds fitted wardrobes and a window to the rear

**Bedroom Five/Study** 3.84 x 1.93m (approx. 12'7 x 6'3)

An ideal single bedroom or home office, having feature beams and windows to the rear aspect

**Family Bathroom** 2.73 x 2.3m (approx. 8'11 x 7'6)

Comprising a modern suite having fitted wash basin, WC, freestanding bathtub and shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and a window to the front



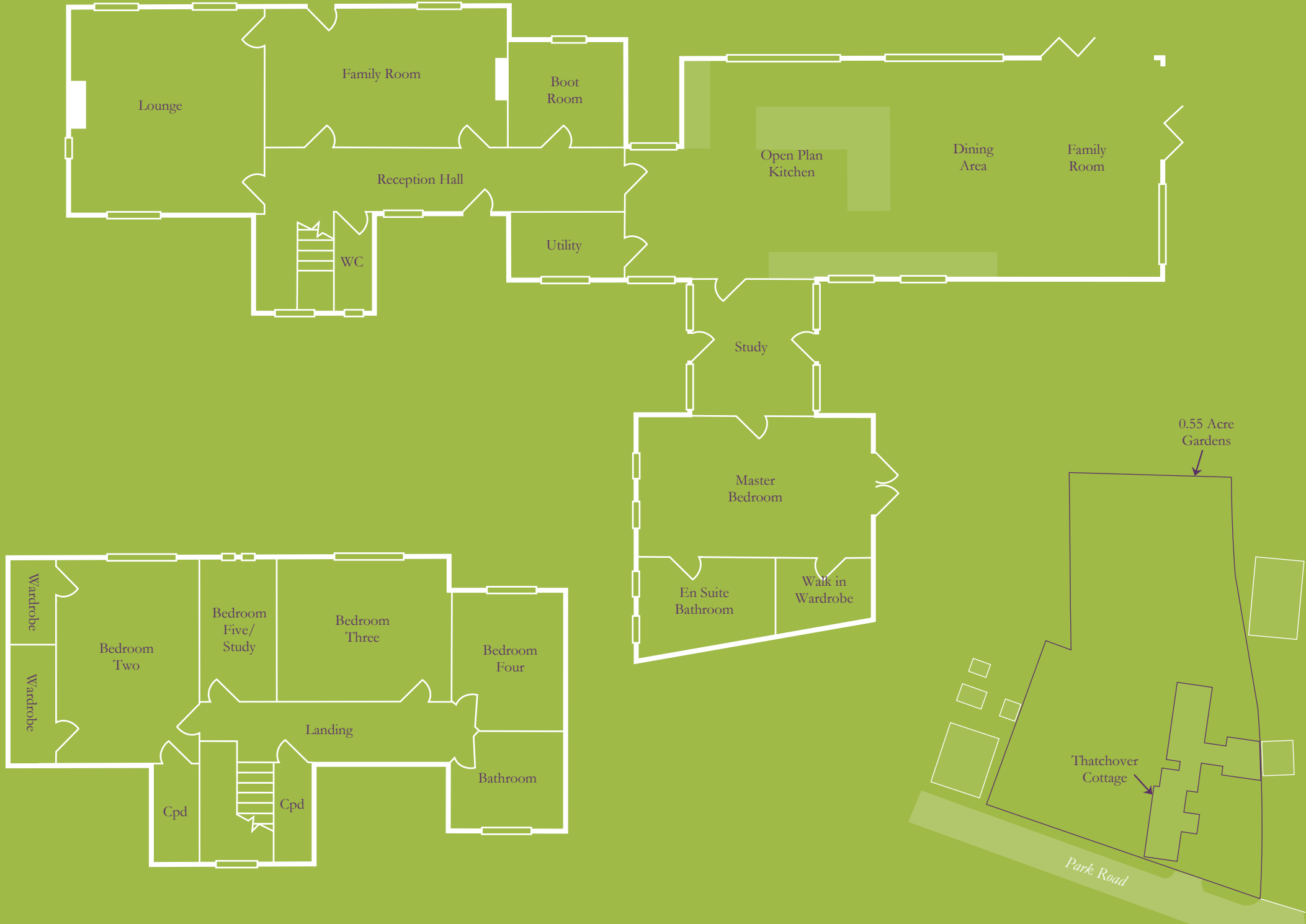
















**Outside**

Thatched cottage lies on the popular Park Road, just minutes' walk from the centre of the village. To the front, electric double gates open into the driveway where there is parking for a number of vehicles, there is exterior lighting and a water point and a door opens into the **Study** giving an alternative access in to the property alongside the main **Reception Hall**

**Mature Gardens**

Extending to a generous **0.55 Acre**, the established gardens are a superb addition to the village home and enjoy privacy to all sides. An expansive paved terrace housing a Summer House leads onto lawns edged with hedges, foliage and mature trees, and the terrace extends around the property to provide a private seating area for the **Master Suite**. To the top of the lawns there is a garden shed and raised vegetable beds providing a kitchen garden, and separate double gates wide enough for vehicular access open onto Park Road



**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.