



Birchgrove, 64 Main Street, Walton on Trent, DE12 8LZ



Enjoying a secluded setting and tranquil rural views is Birchgrove, an exceptional detached family residence, showcasing beautifully refurbished and generously extended interiors, five bedrooms including a stunning principal suite with dressing room and bathroom, and an established garden plot totalling 0.8 acre including mature woodland. Presenting ideal accommodation to suit a growing family, this individual home benefits from an enviable position on the outskirts of the village, overlooking tranquil views over the immaculate gardens, river and countryside beyond. The property has received a thorough refurbishment in recent years with modernisations to include a bespoke kitchen

and utility, refitted master en suite and refitted mains gas boiler. The interiors comprise briefly central reception hall, two spacious reception rooms, garden room with twin aspect bifold doors, bespoke Alwood kitchen and utility room with marble work surfaces, rear hallway with fitted cloaks storage and a refitted cloakroom to the ground floor, with four bedrooms to the first floor serviced by a bathroom and separate shower room. A dressing room offers potential as a sixth bedroom or study, and the second floor is laid to a beautiful master suite with luxurious en suite bathroom alongside a useful walk in loft store. Outside, the generous garden plot totals 0.8 acre and includes a private area of woodland, with an elevated terrace enjoying

stunning views. To the front there is a double garage, and ample parking is offered to an 'in and out' block paved driveway.

The desirable Derbyshire village of Walton on Trent lies on the scenic River Trent, being home to facilities including a historic Church, a gastro pub and restaurant and a cricket club. Also within the village is a Church of England Primary school which feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation, and there are an assortment of independent schools in the area including Lichfield Cathedral, Repton and Twycross. The local village of Barton under Needwood

provides further amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, and more comprehensive facilities can be found along in the market town of Burton on Trent and the Cathedral City of Lichfield. For further leisure pursuits, the newly opened Tuckleholme Nature Reserve lies within walking distance and the Rosliston Forestry Centre offers a variety of activities including walking, cycling, falconry, archery and fishing. The location is ideally placed for the A38, A50 and M6 Toll, and rail links from Lichfield giving direct access to Birmingham and London. East Midlands and Birmingham international airports are also both within a 40 minute drive.



- Elegant Detached Family Residence
- Tranquil Setting with Stunning Views
- Desirable Village Location
- Extended & Refurbished Throughout
- Three Generous Reception Rooms
- Bespoke Alwood Kitchen & Utility
- Rear Hall & Refitted Cloakroom
- Principal Suite with Luxurious En Suite Bathroom
- Four Further Bedrooms
- Sixth Bedroom/Dressing Room/Study
- Further Bathroom & Shower Room
- Walk in Loft Storage
- 0.8 Acre Gardens with Woodland
- Double Garage & Parking to 'In & Out' Driveway
- Idyllic Outlook over River & Countryside Beyond
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Reception Hall 5.0 x 1.8m (approx. 16'4 x 5'11)
A spacious welcome to this executive home, having solid oak flooring, stairs rising to the first floor accommodation and doors opening into:

Lounge 7.16 x 3.6m (approx. 23'6 x 11'9)
A generous reception room having solid oak flooring, a dual aspect windows to the front and rear and a contemporary recessed remote controlled gas fireplace. Double doors lead into:



Stunning Garden Room 6.06 x 3.13m (approx. 19'10 x 10'3)

Enjoying delightful views over the gardens, river and countryside beyond, this magnificent reception room features twin aspect bifold doors, vaulted ceilings with skylights and solid marble tiled flooring with under floor heating

Dining Room 4.4 x 3.35m (approx. 14'4 x 10'11)

Another generously proportioned reception room having window to the front and solid oak flooring

Bespoke Kitchen 5.35 x 4.4m (approx. 17'6 x 14'5)

Having been beautifully remodelled in recent years, the kitchen comprises a range of Alwood handmade shaker wall and base units with central island, featuring bespoke marble finish granite worksurfaces over and housing a Caple double Belfast sink enjoying views over the gardens and countryside beyond. A brickwork inglenook houses the Stoves dual fuel range cooker with extractor above and there is an integrated dishwasher. The central island houses ample workspace and storage as well as a breakfast bar, and the kitchen has quarry tiled flooring which extends into:

Rear Hall 2.55 x 1.33m (approx. 8'4 x 4'4)

A useful space having a door opening out to the rear gardens and bespoke Alwood shaker style fitted cupboards with hanging space and a radiator. A door opening into:

Utility Room 3.4 x 2.77m (approx. 11'1 x 9'1)

Again having been refitted with a quality handmade range of base and full height shaker units by Alwood with granite worksurfaces over, housing an inset Caple Belfast sink and spaces for a washing machine, tumble dryer and fridge freezer. A door opens into the garage, there is a window to the rear aspect and the utility has quarry tiled flooring

Cloakroom

Refitted with wall hung WC and bespoke Carrera marble topped vanity unit with Lusso marble sink, monobloc Lusso tap, having quarry tiled flooring and an obscured window to the rear with Carrera marble sill







Stairs rise to the first floor **Landing**, having doors opening into four bedrooms, the bathroom and shower room. a further door leads into:

Master Dressing Room 4.52 x 4.38m (approx. 14'9 x 14'4)

A window faces the front aspect and this generous space is also ideal as a home office or sixth bedroom. Stairs rise to the second floor:

Master Bedroom 5.07 x 4.32m (approx. 16'7 x 14'2)

An elegant bedroom suite having dual aspect skylights with idyllic views to the rear over surrounding countryside. With private use of:

En Suite Bathroom 4.28 x 3.94m (approx. 14'0 x 12'11)

This luxurious bathroom comprises Lasso marble wash basin set to vanity unit, wall hung WC and freestanding claw foot bathtub, with Lasso brassware taps, skylights to the rear and a door opening into a useful walk in loft storage area

Bedroom Two 4.53 x 3.98m (approx. 14'10 x 13'0)

Another double bedroom having window to the front, further window to the side overlooking the gardens and woodland and a range of fitted wardrobes and storage

Bedroom Three 4.44 x 3.15m (approx. 14'6 x 11'6)

Having a window to the front

Bedroom Four 4.37 x 2.4m (approx. 14'4 x 7'9)

A fourth double room having window to the rear

Bedroom Five 2.98 x 2.56m (approx. 9'9 x 8'4)

With a window to the rear enjoying tranquil river and countryside views

Family Bathroom 3.14 x 1.66m (approx. 10'3 x 5'5)

Fitted with twin marble wash basins set to vanity units, WC and double ended bathtub, with tiled flooring, tiled splash backs, a heated towel rail and a window to the rear

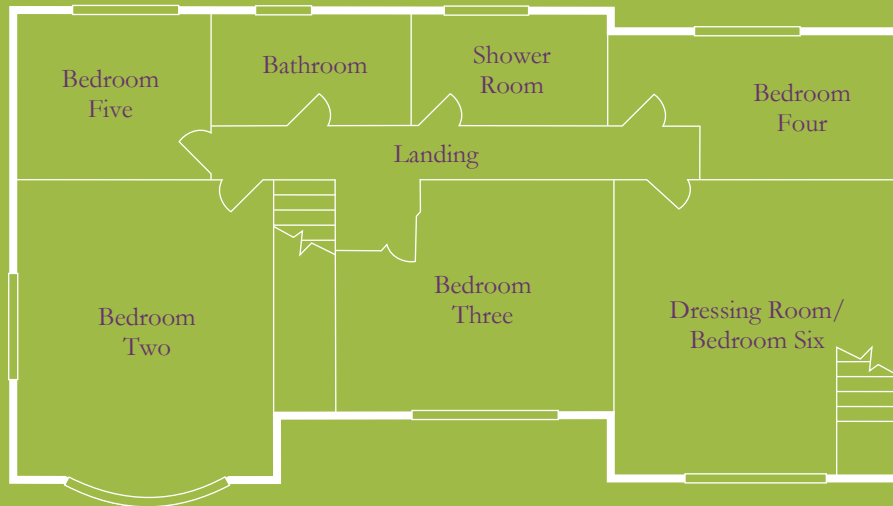
Shower Room 2.88 x 1.66m (approx. 9'5 x 5'5)

Again being fitted with a modern suite having twin marble wash basins set to vanity unit, WC and shower, with tiled flooring and splash backs, a heated towel rail and a window to the rear aspect















Outside

The property is set back from the lane beyond a block paved 'in and out' driveway where there is parking for a number of vehicles. A manual entrance door opens into the **Double Garage** 5.46 x 4.4m (approx. 17'10 x 14'5), having power and lighting and access into the utility room. Gated access opens to either side leading into the rear gardens

Mature Gardens

Enjoying a sunny westerly aspect, the rear garden extends to a generous size and enjoys a most picturesque outlook over the river and countryside beyond. An elevated paved terrace offers a secluded space for alfresco dining, the lawns lead down to the riverbanks below and neatly maintained rockery borders feature a variety of shrubs and flowers. To one side there is a stretch of private woodland extending along the riverbank, and the overall plot measures at a generous **0.8 Acre**. There is exterior lighting, a water point and power points to the exterior of the Birchgrove, and there are two Beast sheds included in the sale, one of which is fully insulated and has power and lighting, providing an ideal office workspace

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.