



Plot 4, Coton Road, Walton on Trent, DE12 8NL

 Parker
Hall

Waiting, nestled into a hillside within the sought after South Derbyshire village of Walton on Trent, arises an exclusive opportunity to purchase this exceptional, one of a kind new build residence sitting on a plot that extends to one third of an acre.

Having been sympathetically designed to embrace its surroundings, this conservational constructed new build property offers the versatility and freedom few other homes do. Boasting a unique layout, is ideal to suit growing families or those looking for multi-generational living. This large, distinctive five bedroom detached home has been meticulously constructed to an exceedingly high standard. Having a solid oak staircase, contemporary bathrooms and an impressive

dual aspect open plan living and dining kitchen, overlooking a large established south westerly facing garden plot. This imposing residence is spectacularly presented throughout, awaiting its proud owner to personalise it with their own touch.

A handcrafted solid oak framed lychgate porch welcomes access to this luxurious residence, opening into the impressive reception hall with the staircase rising to the wrap around galleried landing above.

To the ground floor is a spacious private lounge with French doors leading out to a sheltered rear courtyard. Furthermore you will find a utility and cloakroom along with two generous double bedrooms sharing a family bathroom and a

ground floor bedroom with private en suite.

Ascending to the first floor is where the centrepiece to this distinctive home truly materialises: the open plan living and dining kitchen featuring premier integrated appliances to complement its custom make frontals and elegant marble finish worktops you overlook a beautiful spacious living and dining space with a contemporary slate fireplace, offering space for a wood burning stove. Bifold doors showcase out to the rear stone patio and gardens, and this open plan living space favours multiple furnishing arrangements to suit, with zoned lighting, USB and Cat 6 Ethernet points.

To the opposite side of the landing there are

two additional double bedrooms, a guest room with en suite and walk in wardrobe, and a luxurious master suite featuring an en suite, walk in wardrobe and sitting area with French doors opening onto a balconied terrace which leads out to the south-west facing gardens.

Outside, the property is set at an elevated position enjoying plenty of privacy. There is parking and a large double garage to the front, and the gardens have been thoughtfully designed to provide both expansive lawns and paved/composite deck terraces, alongside a lower level courtyard which offers a pleasant covered space perfect for Mediterranean styling. The regal elevated setting and generous plot and is a blank canvas for the new owner to landscape as desired.



The desirable South Derbyshire village of Walton on Trent is positioned on the scenic banks of the River Trent, being home to facilities including a historic Church, a popular gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers countryside and riverside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

Within the village is a Church of England Primary school which feeds into John Taylor High, both of which maintain Ofsted 'Outstanding' reputation. The John Taylor Free School is also within an easy drive, and there are a wealth of independent schools in the area including Lichfield Cathedral, Repton, Denstone and Twycross.

The local village of Barton under Needwood provides further everyday amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, as well as Barton Marina which can be walked to via footpath between the villages. More comprehensive facilities can be found in the market town of Burton and the Cathedral City of Lichfield.

The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.



Reception Hall

An impressive pendant lit porch leads to the front door, which in turn opens into this fabulous galleried hallway having natural stone effect Craven Dunhill porcelain flooring, organically complemented by its solid oak staircase and doors opening into:

Lounge 6.5 x 4.68m (approx. 21'3 x 15'4)

A spacious and peaceful reception room having a brick built fireplace with oak mantle, a window overlooking the front garden and French doors that open onto a sheltered courtyard, ideal for relaxed entertaining along with stairs rising to the upper lawns and balconied patio

Utility 3.2 x 2.07m (approx. 10'5 x 6'9)

A nice sized utility with an abundance of cupboard and worktop space, comprising wall and base units dressed with a Calacatta Quartz work surface, housing a composite sink and side drainer with spaces for both a washing machine and dryer. A fully glazed door and window lead out onto the courtyard

Cloakroom

Fitted wash basin and WC set to vanity units, having a heated towel rail, tiled flooring and window to the rear

From the Hall, a cascading chandelier elegantly drapes down the vestibule of the rising staircase and

Galleried Landing 6.53 x 3.2m (approx. 21'5 x 10'5). A most impressive space with its individual layout having skylights to the front shining light onto the square twisted oak balustrading and a door opening into a **Cloakroom** having a skylight, wash basin and WC fitted to vanity units, a heated towel rail and tiled splash backs and flooring. A further door opens into:





Open Plan Living & Dining Kitchen 12.55 x 7.15, 6.54m (approx. 41'2 x 23'5, 21'5)

A marvellous, large open plan kitchen, living and dining room that extends out abridging the courtyard onto the stone patio and gardens.

The striking hand crafted kitchen in deep cobalt blue with its coppered bronze accents adds a modern twist to a timeless in-frame shaker style.

On the one hand, there is a more contemporary full height bank of units set with two high level AEG Wifi ready self cleaning ovens, accompanied by a matching integrated microwave and warming drawer. A little further, in the same row of cabinets, there is an American fridge freezer with its own filtered cold water supply.

Directly opposite this area is a well balances base unit combination of drawers, cupboards, wine racks and a built in AEG dishwasher, which forms the basis for the stunning Borghini Calacatta Super Ora peninsula. Central to this you have a five burner AEG gas on glass hob with concealed electric pop up extractor hood which offers a view of the living and dining room integrating with the surrounding space.



Doors from the **Galleried Landing** lead into:

Master Suite 9.8 x 5.44, 2.06m (approx. 29'9" x 17'10", 6'9")

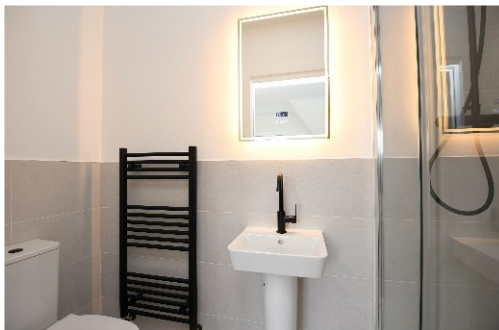
Upon entering this luxurious bedroom suite, you pass through a quaint seating space with French doors opening onto the sunny balconied deck with its stylish glazed balustrading. A couple of wide steps lead down into this beautiful bedroom, featuring tall thoughtfully designed vaulted ceilings which frame the traditional brick-built dormer to the front

Equitably left and right of this is an **En Suite**, and a **Walk in Wardrobe**. This room is well equipped with Cat 7 Ethernet, USB sockets and zoned lighting which can be switched from each bedside

En Suite 3.47 x 1.2m (approx. 11'4" x 3'11")
Beautifully presented in Craven Dunhill Golden Calacatta tiles complemented throughout with high end concept-air sanitary ware which extends throughout the bathrooms. A modern suite comprises a large low level shower with a Valencia Aqualisa Milan drencher combi shower, self-cleaning aqua blade dual flush pan, Hansgröhe basin and taps, and a heated towel rail. In addition, there is a fitted vanity mirror with ambient lighting control and Bluetooth

Bedroom Two 4.1 x 3.2m (approx. 13'5" x 10'6")
Another spacious double room having a window to the front a door opens into a **Walk in Wardrobe**, and a pocket door leading into:

En Suite 2.4 x 1.0m (approx. 7'10" x 3'2")
Fitted with Concept-Air WC and pedestal basin with Hansgröhe taps and low level shower, with half tiled walls and flooring, mirror with Bluetooth and ambient lighting and a heated towel rail



From the ground floor **Reception Hall**, doors open into three additional bedrooms:

Bedroom Three 4.27 x 4.06m (approx. 14'0 x 13'4)
Ideal as an alternative master suite to the ground floor, this spacious double room has a window to the front and private use of:

En Suite 2.06 x 1.88m (approx. 6'9 x 6'1)
Fitted with Concept-Air wash basin and WC, Hansgröhe taps and low level shower with dual drencher fitment, with half tiled walls and tiled flooring, and obscured window, fitted mirror with Bluetooth and ambient lighting and a heated towel rail and double

Bedroom Four 4.35 x 3.85m (approx. 14'3 x 12'7) – max
Another good sized bedroom having windows to the front aspect

Bedroom Five 3.55 x 3.23m (approx. 11'7 x 10'7)
A fifth double bedroom, having window to the front

Family Bathroom 2.74 x 1.78m (approx. 9'0 x 5'10)
Comprising a luxurious suite having bespoke wash basin set to marble topped oak vanity unit, Concept-Air WC and bathtub with dual drencher shower unit over, having tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear







Outside

A sweeping tarmac driveway rises to approach the front of the property where there is plentiful parking, turning space and a large **Double Garage** accessed via remote controlled electrical entrance doors, along with a high speed EV charging point

Coach lights wrap around the property, passing the neatly tended garden to both the courtyard and the stairs leading you up to the elevated rear garden

South-West Facing Gardens

Extending to a generous size, the plot and property have been thoughtfully designed to highlight privacy and pleasant views towards surrounding countryside and to the village Church spire. A glazed balustrade borders the garden, composite terraces are positioned outside both the principal bedroom suite, and a staircase leading down to the terrace below. Expansive lawns offer plenty of potential for further landscaping, and the lower terrace which has access into the lounge and utility offers an ideal covered entertaining space. There is exterior power lighting and water to both the upper and lower gardens



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.