



50 Captains Lane, Barton under Needwood, DE13 8EZ



Enjoying a tranquil open outlook is this executive detached family home, showcasing contemporary open plan living and four bedrooms, all set within an established and wonderfully secluded 0.2 acre garden plot. Benefitting from a desirable address on the peaceful borders of Barton under Needwood, this immaculately presented village home has been remodelled and extended to create a magnificent open plan living space ideal to suit modern family life, alongside three further reception rooms presenting versatile annexe and home office potential. The central reception hall opens into a spacious L shaped lounge, leading in turn to a study, with the

open plan kitchen, living and dining room extending across the rear. A second lounge/ playroom, utility and cloakroom and also set to the ground floor. The first floor landing leads into four well proportioned bedrooms, all enjoying either open garden views or rural views to the front aspect. Three of the bedrooms benefit from fitted storage, and there is an en suite bathroom to the en suite as well as a family bathroom accessed from the landing. An outstanding feature of this family home is the exceptional outside space, having parking for a number of vehicles to the front and an established rear garden with summer house, enjoying much privacy and a pretty

open outlook. The property is serviced by mains has central heating and double glazed windows.

The property benefits from a desirable address on the borders of Barton under Needwood, a prime location with superb amenities, Outstanding schools and local commuter routes all within a short walk. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby,

football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Extended Remodelled Detached Home
- Stunning 0.2 Acre Garden Plot
- Open Rural Aspect to Front
- Desirable Village Location
- Two Reception Rooms & Study
- Open Plan Kitchen with Living & Dining Room
- Reception Hall, Utility & Cloakroom
- Four Good Sized Double Bedrooms
- En Suite & Family Bathroom
- Secluded & Established Garden with Summer House
- Ample Off Road Parking
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.17 x 1.98m (approx. 13'8 x 6'5)
A composite entrance door opens from, the driveway into this central hallway, having stairs rising to the first floor accommodation and Karndean flooring. Doors opening into the **Kitchen** and:

Lounge 5.2 x 4.2m (17'0 x 13'9) – max
A spacious L shaped living room having a bay window to the front and a period style open fireplace. A door opens into:

Study 3.62 x 2.52m (approx. 11'10 x 8'3)
A useful home office space, having a skylight providing natural light

Open Plan Kitchen 4.8 x 4.53m (approx. 15'9 x 14'10)

Remodelled and refitted to a superb standard, being fitted with a range of oak wall and base units with a contrasting painted island unit, having Quartz work surfaces over and an inset sink with side drainer. There are spaces for a range cooker and American fridge freezer, part-vaulted ceilings feature exposed skylights and the kitchen has tiled flooring. The island unit provides an entertaining style breakfast bar to one side, and an opening leads into:

Stunning Living & Dining Room 10.42 x 3.25m (approx. 34'2 x 10'7)

A most impressive space having windows to the rear and bifold doors opening out to the generous and secluded rear garden. Tiled flooring and under floor heating extends throughout, two Orangery style skylights provide plenty of natural light, and there is a wood burning stove set to the living area

From the **Kitchen**, a door opens into the:

Utility Room 2.8 x 1.6m (approx. 9'1 x 5'3)

Fitted with oak units coordinating with those of the kitchen, housing an inset sink and Quartz work surfaces over. There are spaces for a washing machine, tumble dryer and fridge freezer, and a skylight provides natural light. There is a useful fitted storage cupboard and tiled flooring extends into:

Cloakroom

Fitted with a wash basin set to vanity unit, WC and an obscured window to the side

Playroom/Sitting Room 4.52 x 2.68m (approx. 14'9 x 8'9)

A versatile reception room ideal as a playroom, snug or ground floor bedroom, having a window to the front and fitted storage





Stairs rise to the **First Floor Landing**, having a skylight above the stairs, access to the loft and doors opening into:

Master Bedroom 5.87 x 2.71m (approx. 19'2 x 8'10)
A spacious double bedroom having dual aspect windows enjoying an open rural outlook to the front and pleasant garden views to the rear. There are a range of fitted wardrobes and a door opens into:

En Suite Bathroom 2.45 x 1.67m (approx. 8'0 x 5'5)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and an obscured window to the rear

Bedroom Two 4.06 x 2.6m (approx. 13'4 x 8'6)
Having a window to the front aspect

Bedroom Three 3.14 x 2.4m (approx. 10'3 x 7'10)
Having a window to the rear and a range of fitted wardrobes, shelving and storage

Bedroom Four 3.07 x 2.66m (approx. 10'0 x 8'8) – max
With fitted storage and a window to the front overlooking pretty rural views

Family Bathroom 2.2 x 1.66m (approx. 7'2 x 5'5)
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and an obscured window to the rear



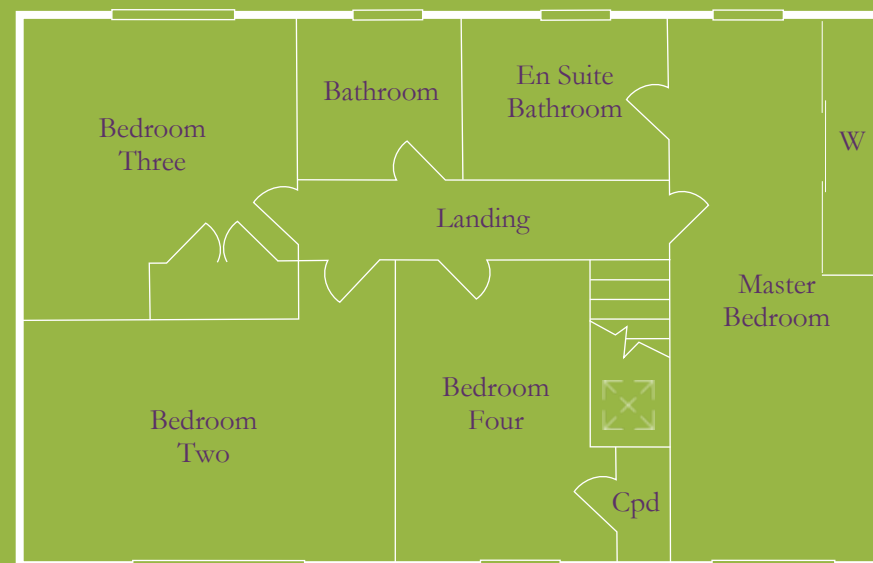
EPC in
Progress



Ground Floor



First Floor





Outside

The property is set back from the lane beyond a generous gravel driveway, with parking for a number of vehicles. There is exterior power and lighting, mature hedges provide privacy to the front and there is gated access into the rear garden

0.2 Acre Mature Gardens

Extending to the rear aspect are stunning mature gardens, laid to established lawns, mature foliage and trees and large area of composite decking with raised borders, providing a pleasant outdoor seating area. The garden enjoys a pleasant open outlook to the side and rear, and has been landscaped into separate entertaining and relaxation areas. A greenhouse, shed and **Summer House** are included in the sale, and there is exterior lighting and a water point



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