



£775,000

5 Bedroom Detached House for sale
8 The Woodlands, Tatenhill, Burton-on-Trent





Overview

BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE OR CALL 24/7 to view this exclusive property complete with a stunning kitchen/family room offering a contemporary and adaptable way of living. Nestled within a highly coveted area of the village, the property comes with a shared ownership of a private woodland.



Key Features

- Exclusive Development
- Impressive Family Home
- Shared Ownership In Adjoining Woodland
- 5 Bedrooms Plus Annex Potential
- Luxury Kitchen/Diner Extension
- John Taylor (Barton) Catchment - Option For John Taylor Free School
- Good Local Nurseries
- Excellent Commuter Links
- Sought After Location
- Viewing Essential









Step into a world of refined luxury and functionality as you enter this exquisite property. At the heart of this home lies a meticulously designed kitchen, diner, and family room, complete with underfloor heating. Adorned with gleaming quartz worktops, an array of cabinets, a dishwasher, and a wine cooler, this kitchen is a culinary enthusiast's dream.

Open the bi-fold doors and be greeted by a breathtaking panoramic view of the lush rear garden and the private woodland that stretches beyond. Nature becomes an integral part of your daily life.

The main living room envelops you in warmth, courtesy of a striking log-effect gas burner that creates a cozy ambiance.

Another versatile reception room, currently used as a playroom, offers the flexibility to become a home office or formal dining space. It also boasts an adjoining utility room and provides access to the rear garden and double garage. This area of the house could even be transformed into a self-contained annex if desired. A convenient cloakroom/WC adds a touch of practicality and convenience.



Ascending to the first floor reveals four generously sized bedrooms, two of which feature en-suite bathrooms. The family bathroom is a haven of luxury, offering both a sumptuous bath and a separate shower enclosure. The second floor completes the property with a loft-style double bedroom and an office room, perfect for work or relaxation.

Outside, the secluded rear garden beckons you to unwind and entertain. A spacious patio area is the ideal stage for outdoor gatherings. A charming picket fence with a small gate grants access to the privately owned woodland, inviting you to explore and reconnect with nature.

Located in the picturesque village of Tatenhill, this property resides within a protected Conservation Area. The village boasts a historic church, a village hall, and a traditional village pub, all set against the backdrop of rolling Staffordshire countryside. This idyllic setting provides ample opportunities for walking, cycling, and equestrian pursuits.

Convenient amenities can be found in the nearby village of Barton under Needwood, including a doctors' surgery, pharmacy, and post office. The village also offers shops, a cozy village cafe, and inviting pubs.

Tatenhill enjoys a strategic location just south of Burton upon Trent, granting easy access to the A38 for travel to Lichfield, Derby, and Birmingham. Regional and national rail travel is readily available from Burton upon Trent, Lichfield, and Tamworth, providing direct links to major cities and international airports such as Birmingham and East Midlands.

This property is well-situated for local schools, with John Taylor High School, as well as Infant and Junior schools in Barton Under Needwood and Rangemore Primary School nearby. Denstone College and its preparatory school, Smallwood Manor, along with Abbots Bromley School, are all within easy reach.

For fitness and leisure enthusiasts, St George's Park and Hoar Cross Hall are just a short drive away, offering excellent facilities. Branston Golf & Country Club, with its family-friendly amenities, is also a mere 10-minute drive from your doorstep.

Services Mains water, drainage, electricity and oil fired central heating are believed to be connected to the property.

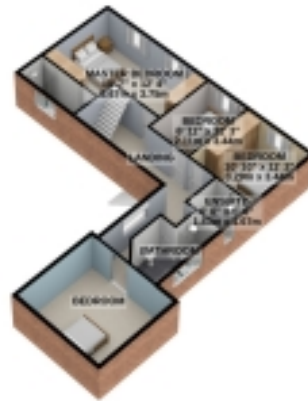
We understand from the vendor a monthly charge of £17.50 is payable in connection with the woodland maintenance to the Woodland Residents Association (Tatenhill) Ltd.

Floorplans

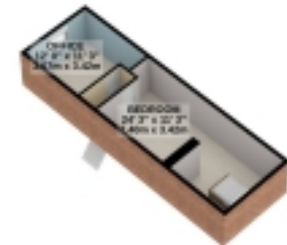
GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2640 sq.ft. (245.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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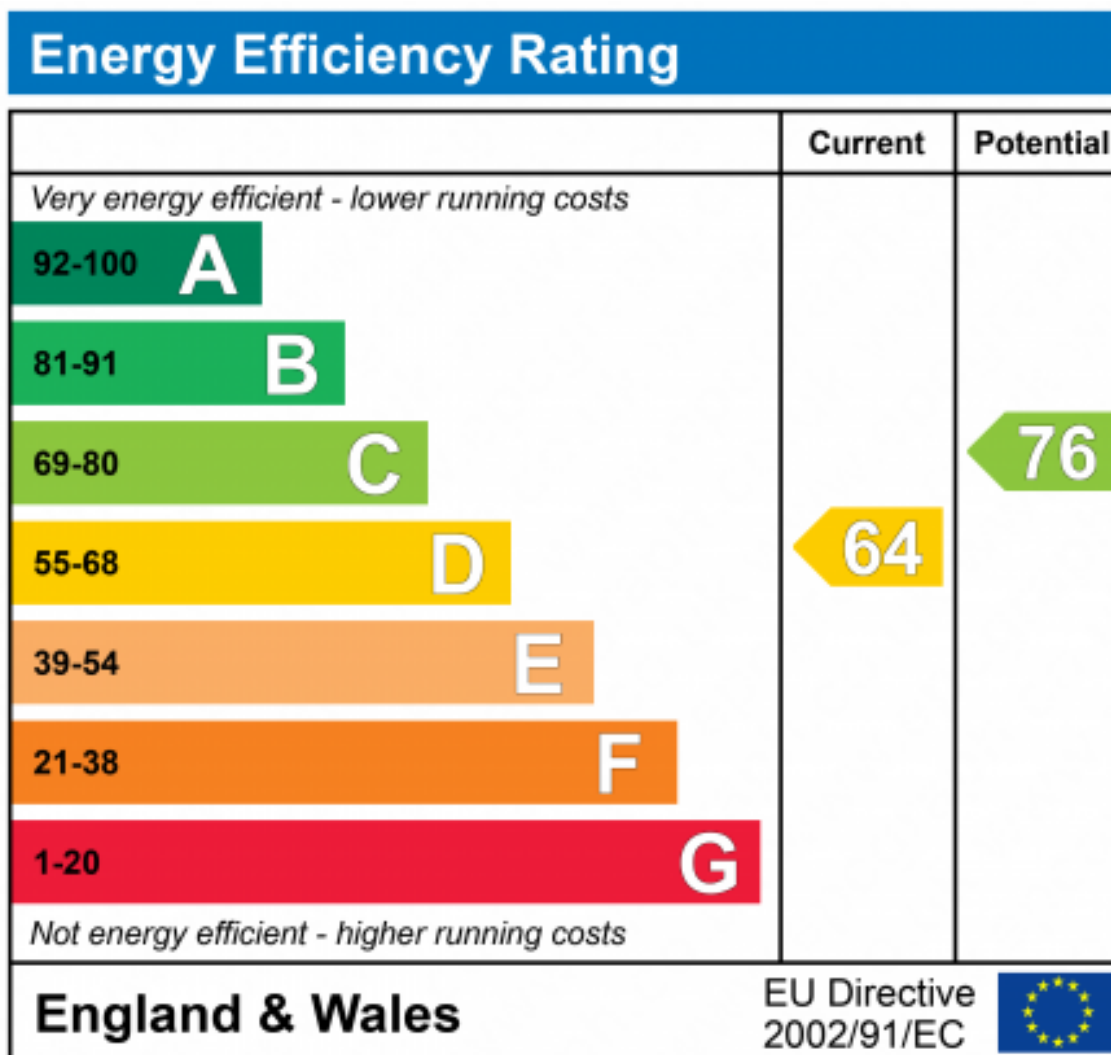


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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