



Fereron
Kingstanding | Burton-on-Trent | DE13 9PE

SUMMARY

Set within an exclusive collection of beautifully crafted barn conversion properties, this exceptional new home offers the perfect blend of contemporary living, traditional character and peaceful countryside surroundings.

Nestled within the Staffordshire countryside, this thoughtfully designed residence provides an enviable rural lifestyle whilst remaining conveniently placed for excellent local amenities and transport connections. Situated close to the historic grounds associated with the former hunting lodge of King George IV, the development enjoys a unique setting with a strong sense of heritage. Additionally the location is directly opposite a small private airfield which was an World War II RAF Station which served as a training site for bomber training.

Approached via a private gated road shared exclusively by the residents, the property benefits from a wonderful feeling of privacy, security and community. The development has been carefully designed to complement its surroundings, with attractive communal courtyard gardens and a central water feature creating an inviting arrival.

Internally, the property offers beautifully presented accommodation arranged over two floors, combining modern comfort with practical family living. The ground floor features underfloor heating powered by LPG, creating a warm and welcoming environment throughout the principal living spaces.

The impressive open-plan kitchen diner is fitted with a comprehensive range of integrated appliances including twin ovens, electric hob, a fridge freezer and dishwasher, complemented by a traditional Belfast sink positioned beneath a window overlooking the courtyard gardens. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoors and outside.

The separate sitting room provides a bright and comfortable retreat, with windows overlooking the front elevation and further French doors opening onto the rear garden.

Completing the ground floor accommodation is a useful guest cloakroom and additional under-stairs storage.

To the first floor, three well-proportioned bedrooms provide excellent accommodation, with the principal bedroom benefiting from a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, completing the upper floor.





















OUTSIDE

Outside, the rear garden has been thoughtfully landscaped with shaped lawns, a paved terrace, established hedging and gated access to the private driveway, providing an ideal space for outdoor dining and relaxation. To the front, residents enjoy attractive communal courtyard gardens, adding to the overall character and appeal of this exclusive development.

The property is well placed for nearby attractions and employment destinations, with the surrounding towns of Lichfield, Burton upon Trent and Uttoxeter easily accessible. Closer to home are many unique amenities including St George's Park National Football Centre with hotel and leisure complex, Hoar Cross Hall Spa and hotel and several artisan cafes, bars, farm shops and independent retail businesses. Equestrian centres are plentiful within the area with one such facility to the rear of the dwelling. Public houses and eateries are found within many of the sought-after villages surrounding the property including Barton under Needwood, Marchington, Draycott in the Clay and many more. The nearby road network includes A38 and A50 providing convenient links for commuters, and easy reach of the M1 and M6 Motorways.

Location

Five miles from Kingstanding is Barton-under-Needwood, a highly sought-after Staffordshire village, combining picturesque countryside surroundings with excellent local amenities and superb connectivity. Surrounded by beautiful rural landscapes, the village offers a peaceful lifestyle with a strong sense of community. Barton benefits from a range of amenities including independent shops, cafés, traditional pubs, a village hall, medical facilities and well-regarded schooling.

The surrounding countryside provides an abundance of opportunities for walking, cycling and outdoor pursuits, while nearby Barton Marina offers a popular waterside destination with restaurants, cafés, boutique shopping, canal boat hire and scenic walks. Situated on the road between Kingstanding and Barton is Byrkley Park Garden Centre offering ideas for the garden and home with aquatics and a coffeeshop.

The award winning Hoar Cross Hall is also close by, providing luxury spa, leisure, hotel and dining facilities. Even closer is the home to St George's Park National Football Centre, which also offers a gym and leisure membership with Hilton hotel and restraint adding to the appeal of this exceptional location. Close by is the brewery town of Burton upon Trent providing all the facilities expected of a medium sized town. Slightly further afield is the Racecourse town of Uttoxeter which is on route to Alton Towers and Ashbourne, the gateway to the Peak District. The historic cathedral city of Lichfield is also within easy reach with direct rail links to London and boasting a plethora of independent shops.

Numerous café/coffeeshop/bars are situated within a stones throw of the property providing breakfasts and lunches and some include coveted butchers counters and farm shops.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: TBC

Local Authority: East Staffordshire

EPC: Band D

Property construction : Standard, Brick and Tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Private, via shared septic tank

Heating: LPG Gas

Broadband: Standard broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Private parking, plus additional visitor parking forecourt

Total Internal Floor Area: 663 sq ft

Special Notes

We are advised that an annual fee is payable towards the maintenance of shared services, such as the shared septic tank, for further information please contact the agent.

Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.

Directions

Postcode: DE13 9PE

what3words: voltages.promotes.trooper

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide

accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Website

For more information visit:

<https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country South Derbyshire, Ashbourne and Matlock on
+44 (0)1332 973 888

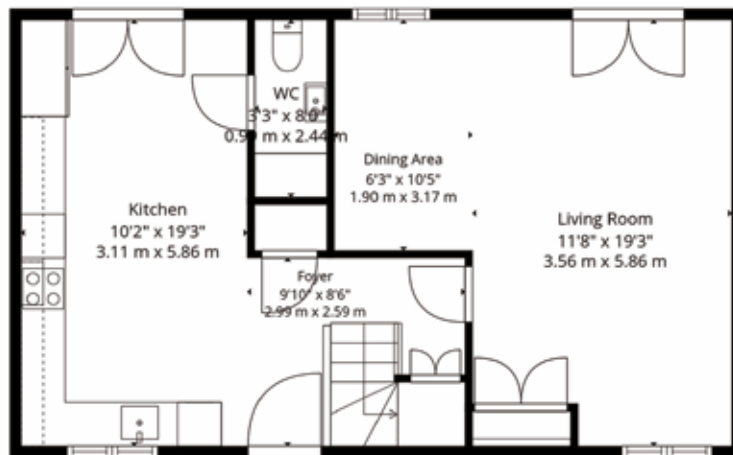
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

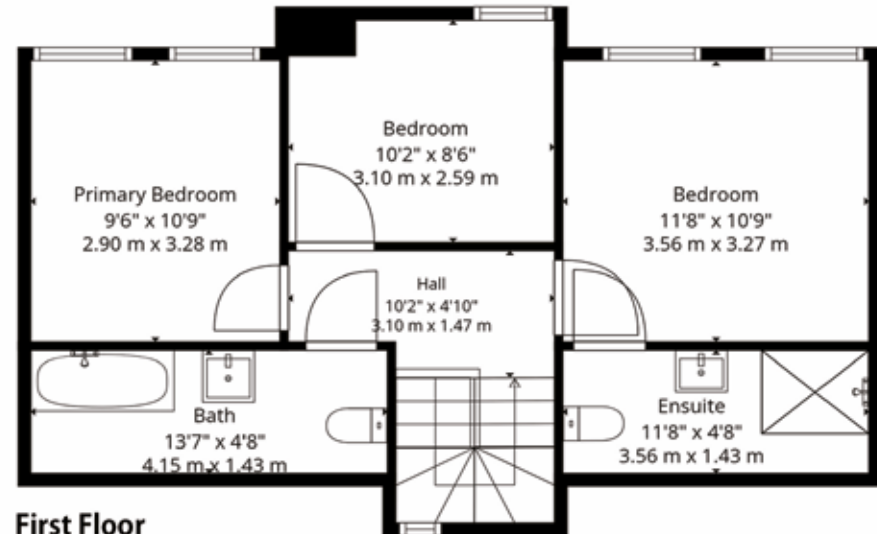
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





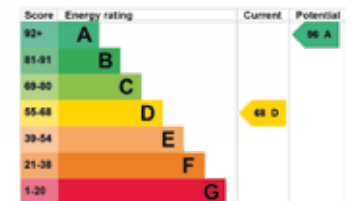
Ground Floor



First Floor

Total Approximate Area: 61m² | 663 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





LUKE BILLSON

PARTNER AGENT



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