Westfield Cottage, 171 Efflinch Lane, Barton under Needwood, DE13 8DG

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Positioned on the idyllic rural outskirts of Barton under Needwood is Westfield Cottage, a beautifully refurbished detached Victorian home offering contemporary open plan living, three excellent double bedrooms and a generous garden plot. Overlooking idyllic open views to the front, this elegant detached home has received a thorough refurbishment and extension in recent years, with upgrades to include new double glazed windows and composite doors, a full re-wire, new central heating system including boiler and radiators, additional internal insulation and a complete refit to the kitchen and bathrooms. The beautifully designed interiors include a central reception hall with oak and glass staircase, sitting room, utility, boot room and cloakroom, with a fabulous open plan living and dining kitchen extending across the rear of the property. The first floor landing is galleried with open views to the front aspect, and leads into three generous double bedrooms being serviced by a master en suite and luxurious family bathroom. Outside, there is parking for around three vehicles to the block paved driveway, and the rear garden extends to a superb size, having a summer house presenting an ideal entertaining or work-from-home space. Westfield Cottage is serviced by mains gas 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.

- **Traditional Detached Victorian Home**
- **Generously Extended Open Plan Living**
- **Fully Refurbished: New Windows, Re-Wiring, New Boiler & Radiators**
- **Open Countryside Views to Front**
- **Open Plan Living & Dining Kitchen**
- **Sitting Room, Utility & Cloakroom**
- **Stunning Reception Hall**
- **Oak & Glass Staircase to Galleried Landing**
- **Three Excellent Double Bedrooms**
- **En Suite & Luxurious Family Bathroom**
- **Parking for Three**
- **Generous Rear Garden with Summer House/Home Office**
- **'Outstanding' School Catchment**
- **Walking Distance to Village Amenities**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 3.62 x 3.6m (approx. 11'10 x 11'9)
The composite entrance door opens into this spacious hallway, having engineered oak herringbone flooring, a contemporary oak and glass staircase rising to the first floor and double doors opening into the **Open Plan Living & Dining Kitchen** to the rear. A door opens into:

Sitting Room 3.62 x 3.27m (approx. 11'10 x 10'8)
Facing the front of the property, this well presented reception room has dual aspect windows with fitted shutters, enjoying an open aspect towards rural countryside

Open Plan Living & Dining Kitchen 8.3 x 3.88m (approx. 27'2 x 12'8)
A fabulous and beautifully finished family space, the **Kitchen** comprises a range of contrasting wall and base units with quartz worksurfaces over, as well as a solid oak entertaining style breakfast bar. A range of integrated appliances include fridge freezer, dishwasher, wine fridge, double ovens and a gas hob, and the kitchen has tiled flooring and a stable door opening out to the rear aspect. The formal **Dining Room** has engineered oak herringbone flooring and double doors with full height panels overlooking the rear garden, and a window from the **Family Room** also enjoys garden views

Utility 3.62 x 1.93m (approx. 11'10 x 6'3)
Fitted with wall and base units with oak worktops over, housing a Belfast sink and spaces for a washing machine and tumble dryer. The utility room has tiled flooring, a door back through to the hallway and a further door opening out to the side aspect

Cloakroom
Fitted with wash basin and WC, with tiled flooring and an obscured window to the front

An oak and glass staircase rises to the stunning first floor **Galleried Landing**, having a window to the front overlooking idyllic countryside views. This spacious landing has engineered oak herringbone flooring and doors open into:

Master Bedroom 3.88 x 3.53m (approx. 12'8 x 11'7)
A generous bedroom suite having a window with fitted shutters overlooking the rear garden, and private use of:

En Suite 3.25 x 1.15m (approx. 10'7 x 3'9)
Fitted with pedestal wash basin, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 3.97 x 3.53m (approx. 13'0 x 11'7) – max
Another excellent double room having a window to the rear with fitted shutters

Bedroom Three 3.64 x 3.26m (approx. 11'11 x 10'8)
A third spacious double room, having dual aspect windows with fitted shutters

Family Bathroom 3.42 x 2.36m (approx. 11'2 x 7'8)
This luxurious and modern suite comprises wash basin set to vanity unit, WC, double walk in shower and a double ended bathtub, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

BOO!

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Property For Sale:

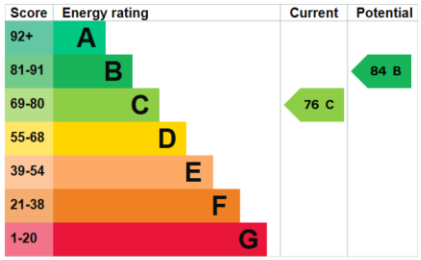
Floor Area: 1,614 ft²

Outside

Westfield Cottage resides on the rural borders of the village, being within a healthy walk of the village centre and amenities. To the front there is a block paved driveway with parking for two/three vehicles, and gated access opens into the rear garden. The cottage enjoys an open outlook to the front over open countryside

Gardens

Extending to a generous size, the rear garden is laid to a block paved terrace and shaped lawns, with raised borders and gravelled areas, providing plenty of scope to landscape further as desired. To the top of the garden is a shed and a **Summer House** which provides an ideal work-from-home, gym or entertaining space, and there is exterior lighting, power and a water point



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Ph SW 18.11.2025