Shannon, Kingstanding

Needwood, Burton-on-Trent, DE13 9PE

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John German

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£695,000

Set in stunning countryside surroundings, this beautiful barn conversion offers a superb blend of character with modern comforts. Sumptuously appointed with 2239 ft of accommodation featuring a lovely bespoken kitchen, two substantial reception rooms and an exceptional master with dressing room and ensuite.

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The property is set in a wonderful countryside location, yet within easy reach of the neighbouring village of Barton under Needwood, Burton-on-Trent, the cathedral city of Lichfield and Uttoxeter, offering rural living in easy reach of everything you need including train services to London, plus the Heath Club and Spa at St Georges Park. The property falls within the catchment for John Taylor High School and we understand there is free transport available (we advise you to seek further clarification).

The location is steeped in history, originally being the hunting lodge for King George IV, and the area used by the American Military with Lancaster Bombers fuelling nearby.

The barn conversion is set within an exclusive gated development with its own block paved drive and garage.

The ground floor has a light, spacious feel and is ready to move into, with white walls adding a modern look and revealed beams adding a character feel.

The lounge is a superb room, huge in size with a feature coach house style window to the front, wood flooring and spotlights. This is a lovely room to relax in.

Across the hall is an impressive dining/sitting room, ideal for families and entertaining, with beams, wood flooring, spotlights and French doors opening out to the lovely garden.

The impressive bespoke kitchen has been fitted with quality units and work surfaces and a matching centre island with breakfast bar. There is an inset Belfast style sink, space for a range style cooker, wood flooring and spotlights. This is a fabulous social space with a door opening out to the rear garden, plus a door to the driveway. Off the kitchen is a useful utility room with space for additional appliances.

The central hall has stairs rising to the first floor and doors leading to the ground floor accommodation including the guest WC.

The 'L' shape landing has doors leading off to four bedrooms. The exceptional master bedroom is a wonderful spacious room with a high vaulted ceiling with revealed beams, together with the luxury of a generously sized dressing and a Villeroy & Boch well-appointed en suite shower room.

Bedroom two also impresses with a dual aspect and exposed beams/trusses in the high vaulted ceiling, and bedrooms three and four are both superb double rooms, all sharing a modern shower room.

The garden enjoys incredible views across paddocks and the countryside beyond, with lawns and a good sized paved terrace ideal for garden furniture.

Agents notes: We understand there is an estate management fee £tbc.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
There is no mains drainage or gas.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Shared septic tank
Heating: LPG central heating
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/07072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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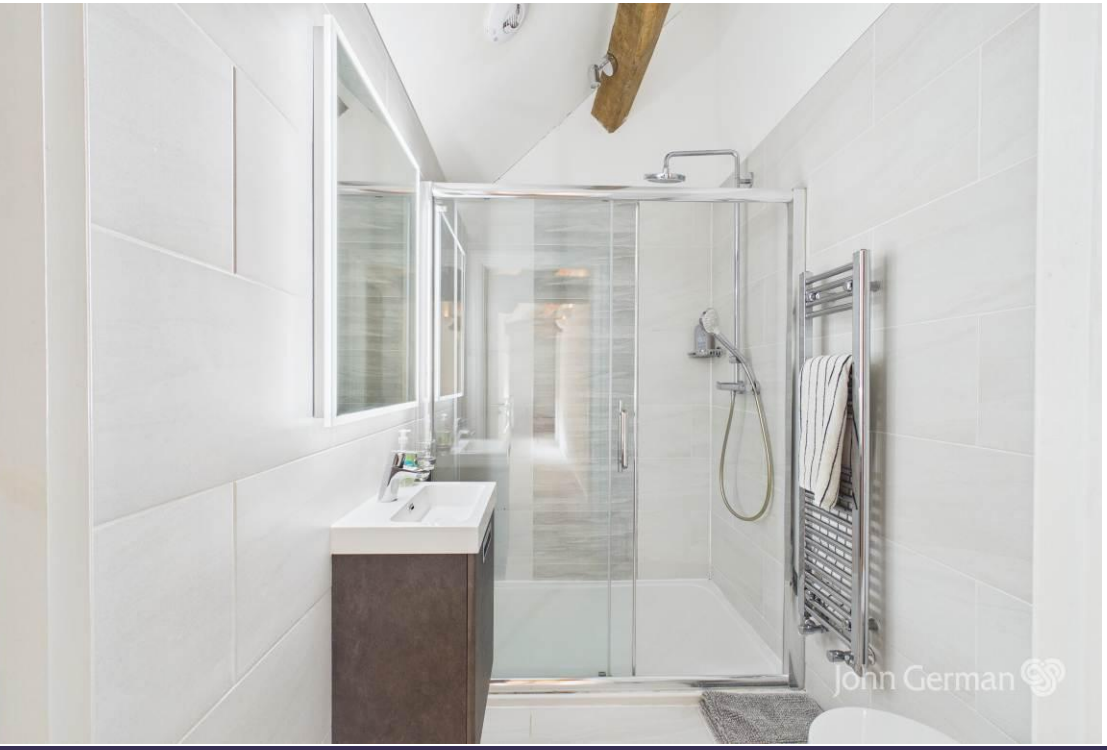
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Ground Floor

Floor 1

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Approximate total area(1)

207.9 m²

2239 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

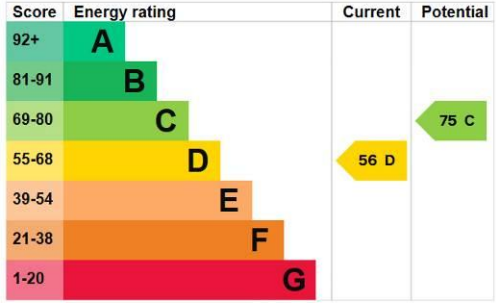
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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