



3 St James Court, Barton under Needwood, DE13 8HN



Ideally positioned in the heart of Barton under Needwood is this traditionally styled four bedroom detached residence, set within a secluded and generous west facing garden plot within this highly desirable private courtyard. Enjoying views towards St James' church tower and grounds, this generously appointed Georgian-inspired home has been maintained to an exceptional standard throughout, offering versatile accommodation ideal to suit a growing family looking for a tranquil and private courtyard within this thriving village community.

To the front, the property overlooks pleasant views over the landscaped court, with private parking and a double garage with electric entrance door positioned to the rear aspect. The central reception hall opens into the spacious lounge and dining room, with an Orangery style garden room also accessed from the lounge. The family breakfast kitchen leads into a further reception room, as well as to the rear hallway which gives a secondary entrance in to the property from the driveway. Also to the ground floor is a utility room and cloakroom.

The first floor part galleried landing leads firstly into the master suite, a luxurious principal bedroom having a dressing area, an array of fitted wardrobes and a private en suite. Two further double bedrooms and a large single room share use of the four piece family bathroom. Outside, the property is bordered by church grounds over which views can be enjoyed. The rear garden extends to a generous size enjoying an excellent degree of privacy, and the property is serviced by wooden double glazed windows, mains gas central heating and mains drainage.

The property benefits from a desirable address in the heart of Barton under Needwood, within a surprisingly peaceful and secluded private courtyard neighbouring the village church. The handsome High Street is just a few steps away, being home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, pharmacy and dental practice, with Holland Sports Club hosting an array of sporting activities for all ages throughout the year.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, all of which can be reached within a short walk, and the John Taylor Free School is also a few minutes drive away. A number of highly regarded independent schools are also within a short drive, including Repton, Lichfield Cathedral and Derby Grammar.

The nearby Barton Marina with its picturesque lakeside walks and boutique shops, eateries and Cinema is just a few minutes away. For further amenities, the local centres of Burton on Trent and the Cathedral City of Lichfield both offer a variety of restaurants, bars and shopping facilities, golf and health clubs.

For commuters, rail travel to Birmingham, London and beyond can be found in both Lichfield and Burton on Trent. 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 Village Home
- Exclusive Private Courtyard Setting
- Generously Proportioned Interiors
- Two Reception Rooms & Garden Room
- Breakfast Kitchen with Family Room
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- West Facing Rear Garden
- Double Garage & Parking for Two
- Tranquil Church Grounds Views
- Desirable Central Village Location with Excellent Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



Reception Hall 4.3 x 2.3m (approx. 14'1 x 7'6)

The front door opens into this central hallway, having impressive tall ceilings which extend throughout the property, stairs rising to the first floor accommodation and doors opening into:

Lounge 5.82 x 4.3m (approx. 19'1 x 14'1)

A spacious reception room having a window to the front and an open fireplace set to marble hearth. Double doors open into:

Garden Room 4.3 x 3.87m (approx. 14'0 x 12'8)

With vaulted ceilings, a solid roof and both central heating radiators and electric under floor heating to allow for year round use, this orangery style living space enjoying pleasant garden views and has doors opening out to the side

Dining Room 4.3 x 2.9m (approx. 14'1 x 9'6)

Another well presented reception room having a window to the front and a marble hearth with gas fireplace inset

Breakfast Kitchen 6.94 x 3.0m (approx. 22'9 x 9'10)

A modern range of wall and base units with granite worksurfaces over house an inset sink with side drainer, as well as an integral dishwasher and integral microwave. The Rangemaster dual fuel cooker is included in the sale, and there is space for an American fridge freezer. A window faces the rear aspect, and tiled flooring extends into the breakfast area where there is a door leading into the **Rear Hall**. Leading open plan style into:



Family Room 4.2 x 3.0m (approx. 13'8 x 9'10)

Double doors open out to the rear gardens, and this versatile reception room is ideal as a playroom or sitting room

The **Rear Hallway** has a half glazed door enjoying views towards the village church tower, as well as doors opening into the:

Utility 3.54 x 1.94m (approx. 11'7 x 6'4)

Fitted with base units housing an inset sink and provisions for a washing machine, tumble dryer and fridge freezer, the utility has tiled flooring and doors opening both into the garage and out to the rear gardens

Cloakroom

Fitted with wash basin and WC





Stairs rise to the **Part Galleried Landing**, where there is a window to the front overlooking pleasant courtyard views. there is access to the loft, a door opens to the **Airing Cupboard** and further doors lead into:

Master Bedroom 6.82 x 3.36m (approx. 22'4 x 11'0) – max

A generous principal bedroom suite having twin windows to the rear side aspect and an array of fitted wardrobes and storage, creating a dressing area to one side. With private use of:

En Suite 2.17 x 1.82m (approx. 7'1 x 5'11)

A white suite comprises pedestal wash basin, WC and corner shower, with tiled walls, a heated towel rail and an obscured window to the rear aspect

Bedroom Two 4.46 x 3.38m (approx. 14'7 x 11'1)

Another double room having a double fitted wardrobe and a window to the rear overlooking the church grounds

Bedroom Three 3.96 x 2.95m (approx. 12'11 x 9'8)

A third double room having a window to the front and a double fitted wardrobe

Bedroom Four 2.68 x 2.42m (approx. 8'9 x 7'11)

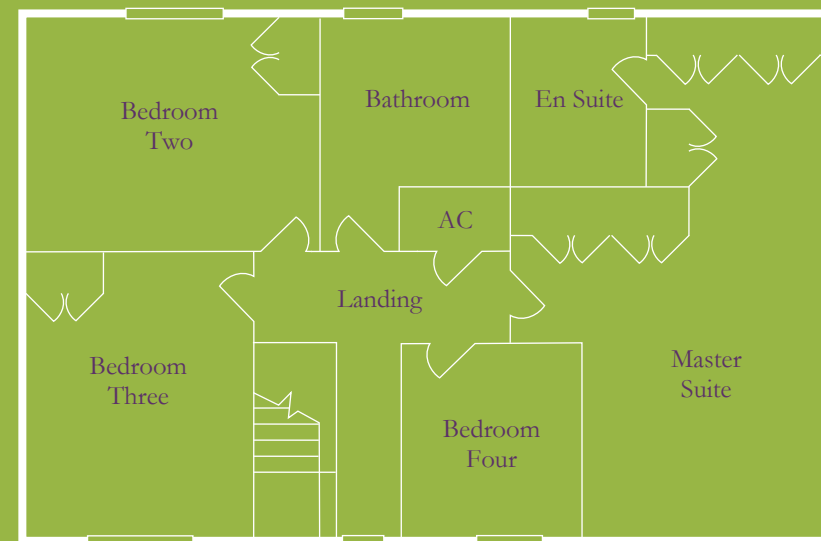
With a window to the front

Family Bathroom 3.4 x 2.3m (approx. 11'1 x 7'6)

comprising a four piece suite having pedestal wash basin, WC, bathtub and separate double shower, with tiled walls, a heated towel rail and an obscured window to the rear









Outside

A private lane positioned beside St James Church leads into the block paved Court, where a drive shared with one neighbour leads to the driveway to the rear. There is parking for two vehicles, as well as access into the garage. There is lighting to the front and rear aspect

Double Garage 5.5 x 4.9m (approx. 18'0 x 16'1) with an electric entrance door, courtesy door into the rear garden, power and lighting

West Facing Gardens

Enjoying an excellent degree of privacy and an open aspect onto the nearby church grounds, the rear garden extends to a superb size and is laid to well tended lawns, paved seating areas and borders stocked with a colourful variety of shrubs and foliage. There is a **Summer House** included in the sale as well as a useful **Garden Store** with power, lighting and access back out to the driveway, and the property benefits from an exterior water point

Please Note: There is a maintenance fee of £200 (per annum) for the upkeep of the communal driveway



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