



**Mill House,** Church Road, Alrewas, DE13 7BT





Set within an exclusive gated development is the Mill House, an elegant Georgian residence benefitting from spacious and flexible family interiors, five double bedrooms plus study and secluded formal gardens. Showcasing generous room proportions and upgraded living accommodation ideal to suit a growing family, this handsome period home benefits from a wealth of original features alongside thoughtfully modernised finishes, complemented by a peaceful setting within this premier private courtyard. The interiors comprise briefly double height reception hall, two spacious reception rooms, modern dining

kitchen, utility space and cloakroom to the ground floor, with an original staircase giving access to five excellent double bedrooms and a study set across the first and second floors. The master, second and third bedrooms all benefit from private en suite facilities, with a family bathroom servicing the additional bedrooms. Outside, well tended and beautifully landscaped formal gardens extend to the front aspect being bordered by a character brick wall, and there is both allocated parking and a single garage within the communal courtyard. Mill House is serviced by mains gas central heating and

2022 double glazed windows.

The popular rural village of Alrewas is set within a picturesque Conservation area between the River Trent and the Trent & Mersey canal. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and Dental Practice, and the gardens lead directly onto Canal towpath where many rural walks can be enjoyed. The property lies within a highly regarded school catchment area including All Saints

Primary in the village which feeds into John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.



- Elegant Georgian Village Residence
- Exclusive Gated Development
- Wealth of Character & Space
- Two Spacious Reception Rooms
- Contemporary Family Dining Kitchen
- Utility & Cloakroom
- Five Excellent Double Bedrooms
- Home Office/Sixth Bedroom
- Three En Suites & Family Bathroom
- Landscaped Walled Formal Gardens
- Charming Courtyard Garden
- Allocated Parking & Single Garage
- Private Development with Electric Gates
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes





### Reception Hall

An oak framed gable porch leads to the front door, opening in turn into the impressive double height **Reception Hall**. The hallway tiled flooring, stairs rising to the first floor and windows to the front, with a door beneath the stairs also leading down into the **Cellar**. Further doors open into:

### Drawing Room 4.92 x 4.73m (approx 16'2 x 15'6)

A spacious reception room having parquet flooring, dual aspect windows with shutters and a feature panoramic fireplace with carved stone mantle

### Family Dining Kitchen 4.98 x 4.69m (approx 16'4 x 15'5)

Having been refitted to a superb standard, this open plan space comprises a range of gloss wall and base units with quartz worktops over, housing inset sink with side drainer, tiled recess housing a Rangemaster stove and integral appliances including dishwasher, two fridges and a microwave. An island provides further workspace, storage and a breakfast bar and the kitchen leads into the **Dining Area** where there is a window to the rear and further unit housing an integral freezer and washing machine. A door opens into:

### Family Room 6.72 x 3.55m (approx 22'1 x 11'8)

A versatile reception room having a dining area with bifold doors opening out to the rear walled courtyard and French doors leading out to the front garden

### Cloakroom

Refitted with wash basin set to vanity unit and WC, with tiled flooring and an obscured window to the rear

### Cellar 4.98 x 4.80m (approx 16'4 x 15'9)

Accessed from the reception hall, having power and lighting









Stairs rise from the **Reception Hall** to the **First Floor Landing**, where the oak staircase continues to the **Second Floor Landing**. There is a window to the front enjoying pleasant garden and rural views, and doors lead off to:

**Master Suite** 4.97 x 4.77m (approx. 16'3 x 15'8)

A spacious principal bedroom having window to the front and private use of:

**En Suite Bathroom**

Fitted with a contemporary suite having twin wash basins, low level WC, bidet, freestanding bathtub and double shower cubicle, with tiled flooring, half tiling to walls, chrome heated towel rail and a skylight

**Bedroom Two** 4.85 x 3.44m (approx. 15'11 x 11'3)

Another spacious double room having window to the front and private use of:

**En Suite**

Fitted with pedestal wash basin, WC and walk in shower, with tiled flooring, half tiling to walls and a heated towel rail

**Study/Bedroom Six** 4.26 x 3.24m (approx. 14'0 x 10'8)

An ideal home office, dressing room or occasional double bedroom, having a window to the front and a skylight to the rear

The **First Floor Landing** has a window to the rear aspect and doors open into:

**Bedroom Three** 4.75 x 3.46m (approx. 15'7 x 11'4)

With windows to two sides and private use of:

**En Suite**

Comprising wash basin set to vanity unit, WC and double shower, with tiled walls, tiled flooring and a heated towel rail

**Bedroom Four** 4.83 x 3.65m (approx. 15'10 x 12'0)

With a window to the front overlooking the gardens

**Bedroom Five** 4.84 x 3.25m (approx. 15'11 x 10'8)

Another double room having a window to the front

**Family Bathroom**

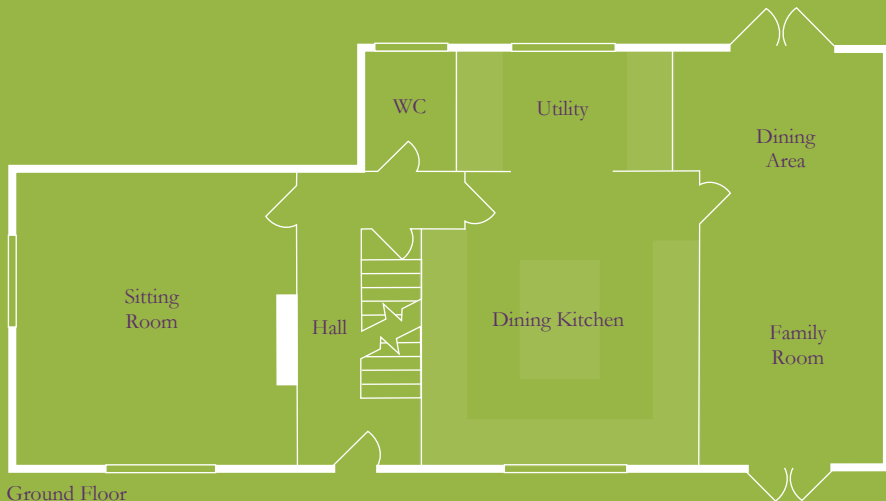
Having been refitted with a white suite comprising wash basin and WC set to vanity unit and a double ended bathtub, with tiled flooring, tiled walls, a window to the rear and a heated towel rail



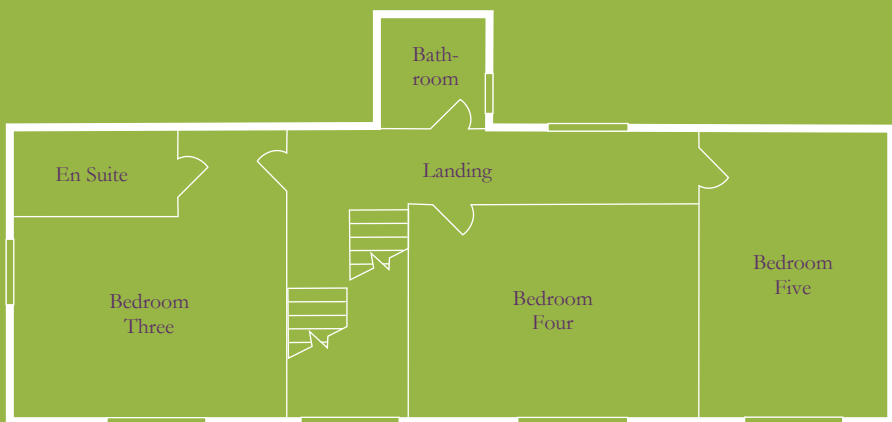
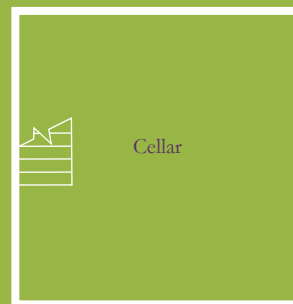




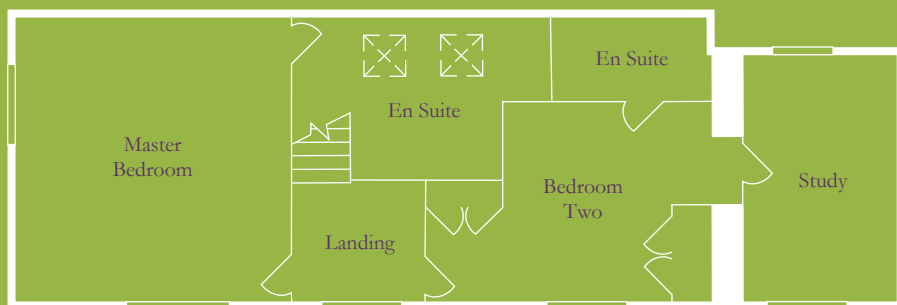




Ground Floor



First Floor



Second Floor







## Outside

Electric double gates open into the development where there is allocated parking for three vehicles as well as access into the **Single Garage**. Gated access leads into:

## Landscaped Gardens

The garden extends to a superb size, being bordered by character walls and having paved terraces and a pathway to the top of the garden. Borders extend to all sides being planted with a variety of shrubs and flowers, and there is exterior power, lighting and a water point, and the garden shed is included in the sale. A feature oak framed porch leads to the front door

To the rear of Mill House there is a pleasant **Walled Courtyard** providing another secluded space for outdoor entertaining

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