12 Efflinch Lane, Barton under Needwood, DE13 8ET

PH RESIDENTIAL

Enjoying a delightfully secluded setting and a beautifully manicured 0.2 acre garden plot is this generously proportioned executive four bedroom detached home, offered with the benefit of no upward chain. Set close to the heart of Barton under Needwood and boasting a notable address. With well proportioned interiors ideal to suit a growing family, the property has been maintained to a superb standard throughout, with the interiors offering further potential to remodel further or extend (subject to relevant permissions) to suit the next owner's needs. A generous frontage approaches the property which is set at an elevated position within the wrap around garden plot.

The front door opens into a central hallway which opens into three reception rooms, the breakfast kitchen and a cloakroom, with a door also opening into the garage which houses a useful utility space. The split level part galleried landing leads firstly into a double bedroom with en suite, with three further oversized double bedrooms accessed from the main landing and sharing use of a modern four piece family bathroom. Ample parking, a double garage and an ornamental pond are set to the front, with beautifully manicured gardens featuring a pleasant open outlook and a second pond. The property enjoys a sunny west facing aspect and a prime location in the heart of the village, being is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable position in Barton under Needwood, a prime village location with superb amenities and Outstanding schools 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 nearby Bartonh Marina is home to boutique shops, cafes, restaurants and a cinema.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, and the John Taylor Free School is within a few minutes' drive. There are also an excellent array of independent schools also in the area including Lichfield Cathedral, Derby Grammar, Repton and Denstone College.

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.

- **Executive Detached Village Home**
- **Offered with No Upward Chain**
- **Wrap Around West Facing Plot**
- **Three Spacious Reception Rooms**
- **Family Dining Kitchen**
- **Central Reception Hall & Cloakroom**
- **Four Excellent Double Bedrooms**
- **En Suite & Family Bathroom**
- **Elevated Position with Ample Parking**
- **Double Garage with Utility Space**
- **Secluded Wrap Around Gardens with Open Aspect**
- **Walking Distance to Excellent Amenities**
- **'Outstanding' School Catchment**
- **Mains Gas Central Heating & Double Glazed Windows**

Reception Hall
The front door opens into this spacious hallway, having stairs rising to the first floor with a generous storage cupboard beneath. triple sliding doors open to a useful cloaks cupboard with hanging space and show storage, and doors open into the **Lounge**, **Kitchen** and **Double Garage**

Lounge 5.83 x 4.5m (approx. 19'1 x 14'9)
A beautifully presented reception room having a bay window to the front and an inglenook fireplace with feature lighting and a gas stove set to tiled hearth. Double doors open into:

Dining Room 4.25 x 3.4m (approx. 13'11 x 11'2)
Another generous living space, having a window to the rear overlooking the secluded gardens. A door leads into:

Family Breakfast Kitchen 5.9, 4.9 x 3.45m (approx. 19'4, 16'1 x 11'3)
Extending across the rear of the property, this open plan space has been remodelled to create an open place space, with further potential to extend to the rear if desired. The Kitchen comprises a range of contrasting wall and base units with complementary work surfaces over, housing an inset sink with side drainer, space for a dishwasher and integrated appliances including fridge, double oven and gas hob. Windows to two sides enjoy garden views, and tiled flooring extends into a Dining Area where there is a further window facing the rear. Leading open plan style into:

Family Room 5.9 x 3.5m (approx. 19'4 x 11"5)
This versatile reception room offers ideal space as a playroom or second living room, having sliding doors opening out to the rear and a window to the side. A second door back through to the hallway has been retained, allowing for this room to be reconfigured to offer a separate study if required

Cloakroom
Comprising pedestal wash basin and WC, with an obscured window to the front

Stairs rise to the first floor accommodation, where the staircase splits in two directions. A short flight takes you to a double bedroom with en suite, with three additional double bedrooms and a family bathroom accessed from the main **Part Galleried Landing**.

Master Bedroom 4.06 x 3.85m (approx. 13'4 x 12'7)
A good sized double room having a window to the front, a range of fitted wardrobes and private use of:

En Suite 2.15 x 1.95m (approx. 7'0 x 6'5)
Comprising wash basin set to vanity unit, WC and shower, with tiled splash backs and a skylight

The **Part Galleried Landing** 4.67 x 2.9m (approx. 15'3 x 9'6) has a window to the rear aspect enjoying garden views, as well as access via a drop down ladder to the loft space. Doors open to an Airing Cupboard and a fitted wardrobe, as well as into:

Bedroom Two 4.86 x 3.6m (approx. 15'11 x 11'10)
A generous double room having dual aspect windows and a range of fitted bedroom furniture and wardrobes

Bedroom Three 4.88 x 3.68m (approx. 16'0 x 12'0)
With a window to the rear enjoying pleasant garden views

Bedroom Four 4.66 x 3.46m (approx. 15'3 x 11'4)
A fourth double room having a window to the rear with garden views

Family Bathroom 2.94 x 2.86m (approx. 9'7 x 9'4)
Comprising a modern suite having wash basin set to vanity unit, WC, double cubicle with Aqualisa shower with exterior controls and a double ended bathtub. There is an obscured window to the front and the bathroom has tiling and aqua boarding to the splash backs

THE CHART OF COSMIC EXPLORATION

Floor Area: 2,518 ft²

Ground Floor

First Floor

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The Promenade
Barton Marina
Barton under Needwood
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Outside

The property is set at an elevated position back from Efflinch Lane, with mature hedges providing privacy to the front. The tarmac drive provides parking for a multiple vehicles as well as turning space, with borders providing space to extend the parking even further if required. To the fore of the property is a large pond with a waterfall feature, mature trees and foliage give privacy to the front aspect and gated access to either side leads into the rear garden

Double Garage 6.26 x 6.2m (approx. 20'6 x 20'3)
Manual double doors open into the garage, having power, lighting and a courtesy door to the side. There is a utility space to one side housing provisions for a washing machine and tumble dryer, and a fitted workbench is included in the sale

West Facing Garden

Enjoying privacy to all sides and a pleasant open outlook, the rear garden extends to a good size, being laid to a paved terrace, manicured lawns and borders stocked with a colourful variety of shrubs, flowers and foliage. to one side there is a secluded barbeque area bordered by a brick wall, also housing a garden shed which is included in the sale. There is an exterior water point and up and down lighters throughout the garden, with pathways leading between upper and lower levels. A raised pond houses koi fish which are included in the sale, and gated access to either side of the property leads to the front aspect

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Ph SW 02.07.2026