



# Shugborough Villa

Alrewas Staffordshire

 Parker  
Hall

Independent Estate Agents

# Shugborough Villa

152 Main Street Alrewas Staffordshire DE13 7ED

Residing within stunning 0.35 acre south facing gardens is Shugborough Villa, an exceptionally well finished detached home offering extended and beautifully refurbished interiors, five excellent double bedrooms plus a self contained annexe and a sought after setting in the heart of Alrewas. Formerly part of the Shugborough Estate, this delightful character home has been extensively remodelled, refurbished and extended to create a functional and expansive family home whilst still retaining the appeal of a traditional 1850s Victorian property.

The extensive and thoughtfully positioned accommodation is laid over two floors, including two reception hallways, two reception rooms and an impressive open plan living and dining kitchen, with five good sized bedrooms serviced by a master en suite, shower room and family bathroom. In addition, the self contained annexe provides an extension to the existing living accommodation or an ideal self contained space for a dependent relative, with the second hallway providing an independent entrance to the annexe. Double gates open to the rear aspect where there is a block paved driveway, and steps rise to the lawns and a beautifully landscaped terrace with feature raised bioethanol fireplace. The plot extends to a superb 0.35 acre and enjoying a sunny south-facing aspect and an excellent degree of privacy. Shugborough Villa is serviced by mains gas central heating (radiators and under floor heating), a combination of hardwood and aluminium double glazing and mains drainage.

- Characterful Detached Village Residence
- Extensively Refurbished & Extended
- Self Contained One Bedroom Annexe
- 0.35 Acre South Facing Garden Plot
- Two Spacious Reception Rooms
- Magnificent Open Plan Dining & Living Kitchen
- Traditional Entrance Hall & Front & Rear Reception Halls
- Five Double Bedrooms, Bathroom & Shower Room
- Master Suite with Walk in Wardrobe & En Suite
- Double Gates to Secure Rear Parking
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



The popular Staffordshire village of Alrewas is set within a picturesque Conservation area bordering the River Trent and nearby canal.

The handsome village centre lies a few minutes' walk away, being home to superb amenities including a Co-Op, an award-winning bakery, a popular Butchers', traditional pubs, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Canal network where tranquil rural walks can be enjoyed.

More comprehensive amenities can be found in the market town of Burton on Trent and the Cathedral City of Lichfield, where a variety of supermarkets, health and leisure facilities can be found including gyms, golf clubs, a cinema and a variety of eateries, traditional pubs and boutique shops.

The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also a short drive away. There are also a number of highly regarded private schools also nearby including Repton, Derby Grammar and Lichfield Cathedral.

Alrewas is well placed for commuter routes including the 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.



	Village Centre & Amenities: 0 mile
	Burton on Trent Station: 8 miles Lichfield Trent Valley Station: 5 miles
	Birmingham City Centre: 28 miles Derby City Centre: 20 miles Nottingham City Centre: 36 miles
	Peak District National Park: 30 miles Cannock Chase: 9 miles
	Manchester Airport: 80 miles East Midlands Airport: 28 miles

A gate opens into the walled courtyard fore garden, with a pathway leading to the hardwood entrance door. The **Entrance Hall** has windows to either side, stairs rising to the first floor and reconditioned Minton tiles, with oak doors leads into the **Lounge** and:

**Reception Hall** 4.25 x 3.5m (approx. 13'10 x 11'4)

An attractive welcome to this characterful home, having a window to the front and a dual sided fireplace housing a wood burning stove. Engineered oak flooring and cast iron radiators extend throughout the hall and the two front-facing reception rooms

**Lounge** 4.25 x 3.5m (approx. 13'10 x 11'4)

A cosy reception room having a window to the front and a Heta wood burning stove set to stone hearth

**Snug/Playroom** 3.93 x 3.25m (approx. 12'10 x 11'7)

A versatile living space ideal as a snug, separate dining area or playroom, having a window to the front and a dual sided wood burning stove with beam lintel above

**Open Plan Living & Dining Kitchen** 9.3 x 8.62m (approx. 30'6 x 28'3) – max

Extending across the rear, this magnificent open plan living space is finished to an exceptional standard, with a contemporary Crown Imperial kitchen, a formal dining area and spacious family room with vaulted ceilings. The kitchen comprises a range of full height units and an expansive central island, with honed quartz worksurfaces over. There is an inset sink and space with an American fridge freezer, with comprehensive integral appliances including twin drawer dishwasher, Neff oven, microwave/oven and warming drawer and Neff induction hob with retractable extractor. A door opens into the **Pantry** 2.34 x 1.7m (approx. 7'8 x 5'7) which provides an excellent storage space, and hardwood bifold doors open out from the **Dining Area** to the rear gardens. The **Family Room** features full height windows with garden views, vaulted ceilings with feature apices and skylights, and under floor heating extends throughout this open plan space. A door opens into:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Laundry Room** 4.73 x 1.72m (approx. 15'6 x 5'7)

A range of full height and base units house a Belfast sink, oak worksurfaces and spaces for both a washing machine and tumble dryer, with full height cupboards housing the hot water cylinder and boiler. The utility has tiled flooring and a skylight, with doors opening into the rear hallway and:

**Cloakroom**

Comprising washstand style wash basin, WC and traditional wall panelling

**Rear Reception Hall** 4.3 x 3.63m (approx. 14'0 x 11'10)

An ideal study, this vaulted hallway provides a secondary entrance in to the property from the rear driveway, as well as having independent access into the **Annexe**. Having tiled flooring and a skylight. Aluminium double doors open out to the side





Accessed from the rear **Reception Hall**, this versatile **Self Contained Annexe** offers ideal accommodation as a home office, guest house or suite for a dependent relative. This contemporary space features under floor heating (ground floor) and aluminium double glazed windows, and is run via a separate heating system to the main property

**Open Plan Living Kitchen** 6.53 x 4.0m (approx. 21'5 x 13'1)

A fitted kitchen comprises wall and base units housing an inset sink and an integrated microwave, with further full height units housing spaces for a fridge and washing machine alongside additional storage space. Tiled flooring extends into the living space where double doors open out to the rear garden, and a sliding door opens into:

**Shower Room** 2.6 x 0.8m (approx. 8'5 x 2'7)

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

**Double Bedroom** 4.17 x 2.66m (approx. 13'8 x 8'8)

stairs with low level lighting and a glazed balustrade rise to this mezzanine level, having skylights, a window to the side enjoying garden views and Karndean flooring



Stairs rise to the **First Floor Landing**, having doors opening into:

**Master Suite** 3.92 x 3.53m (approx. 12'10 x 11'6)

An impressive principal bedroom having vaulted ceilings and double doors opening out to a rooftop terrace enjoying idyllic garden views. Oak doors open into the **Walk in Wardrobe** 1.65 x 1.45m (approx. 5'4 x 4'9) which is fitted with a range of hanging space, shelving and PIR lighting, and into the:

**En Suite** 2.0 x 1.45m (approx. 6'6 x 4'9)

Fitted with a contemporary Villeroy & Boch suite having fitted wash basin, WC and level access walk in shower, with tiled walls and flooring, electric under floor heating, a heated towel rail and an obscured window to the rear

**Bedroom Two** 4.3 x 3.5m (approx. 14'0 x 11'6)

A good sized double room having a window to the front



**Bedroom Three** 3.3 x 2.9m (approx. 10'10 x 9'4)  
With a window to the front

**Bedroom Four** 3.66 x 3.2m (approx. 12'0 x 10'5)  
Another double room having a window to the front aspect and a large fitted cupboard

**Bedroom Five** 3.4 x 2.6m (approx. 11'0 x 8'6)  
Currently used as a dressing room but being ideal as a fifth double room, having a window to the rear aspect

**Family Bathroom** 3.66 x 1.68m (approx. 11'11 x 5'6)  
Comprising a refitted suite having wash basin set to vanity unit, WC, bathtub and large shower, with tiled flooring and walls, a heated towel rail, PIR lighting and an obscured window to the rear

**Shower Room** 2.22 x 1.2m (approx. 7'3 x 3'11)  
Another refitted suite comprising vanity wash basin, WC and double shower, with tiled flooring and splash backs, PIR lighting and a heated towel rail



## Outside

Delightfully positioned close to the heart of Alrewas, Shugborough Villa is set back from the street beyond a walled courtyard garden, with double gates opening to the rear where there is ample parking to a block paved driveway

### 0.35 Acre Gardens

Enjoying a sunny south facing aspect and an excellent degree of privacy, the rear garden is laid to established lawns and a beautifully landscaped entertaining terrace, having porcelain paving edged with neatly stocked borders and a feature tiled bioethanol fireplace

There is space for a hot tub to one side, and an area to the top of the garden houses raised beds and a shed, being an ideal space for a kitchen garden. Adjacent to the annexe is a useful garden store providing exterior storage, and there is power, lighting and a water point to the rear of the property





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