7 Thornhill Close, Barton under Needwood, DE13 8DJ

Parker Hall

Enjoying a peaceful cul de sac setting in this desirable village is this beautifully refurbished executive detached family home, offering open plan family living, four well proportioned bedrooms and a secluded garden plot with double garage and ample parking. Having received extensive upgrades including a new central heating system, combi boiler and radiators, a complete rewire, Karndean flooring to the ground floor and a refitted open plan kitchen, with the interiors offering spacious and versatile living ideal to suit a growing family. The central reception hall leads firstly into a family room/study and refitted cloakroom, as well as through to a spacious lounge having a bespoke media wall with panoramic fireplace. The dining kitchen has been remodelled and finished to an exceptional standard, having a range of integrated appliances and new French doors opening out to the rear garden. To the first floor are four good sized bedrooms and a family bathroom, with the master suite having a walk in wardrobe and an en suite. The property benefits from a secluded cul de sac setting, having parking and well tended gardens to the front, with a detached double garage set to the rear. The garden enjoys a good degree of privacy and offers plenty of scope to landscape as desired, and the property is serviced by mains drainage, mains gas central heating and double glazed windows.

The property benefits from a desirable address on a peaceful cul de sac close to the heart of Barton under Needwood, a prime location with superb amenities and local commuter routes all 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 more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both offer 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 Family Home
- Recently Remodelled & Refurbished
- Peaceful Cul de Sac Setting
- Two Reception Rooms & Conservatory
- Open Plan Family Dining Kitchen
- Reception Hall & Refitted Cloakroom
- Four Generous Bedrooms
- Family Bathroom
- Master En Suite & Walk in Wardrobe
- Good Sized Rear Garden
- Detached Double Garage & Parking
- 2025 Rewire, Boiler & CH System
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Local Commuter Routes Rail Travel

Reception Hall
A composite entrance door opens into this central hallway, having stairs with a contemporary glazed balustrade rising to the first floor, Karndean herringbone flooring and part glazed doors opening into:

Family Room/Study 3.97 x 2.6m (approx. 13'0 x 8'6)
An ideal playroom or home office, having a window to the front

Open Plan Living & Dining Kitchen 8.05 x 3.45m (approx. 26'4 x 11.3)
Finished to a superb standard, this open plan space has been remodelled and refitted with a range of shaker style full height, wall and base units housing an inset one and a half sink and comprehensive integrated appliances including dishwasher, fridge freezer, wine fridge, double oven, microwave, gas hob with extractor above and washing machine. There are windows to the front and side, Karndean herringbone flooring extends throughout and Crittall style double doors open into:

Lounge 6.0 x 4.0m (approx. 19'10 x 13'2)
A spacious reception room having herringbone Kardean flooring and a bespoke media wall with inset shelving with feature lighting, TV recess and a panoramic electric fireplace. Sliding doors open into:

Conservatory 3.63 x 3.35m (approx. 11'11 x 10'11)
Having double doors to the side, tiled flooring and an electric radiator

Cloakroom
Refitted with wash basin set to vanity unit, WC, Karndean flooring and an obscured window to the side

Stairs rise to the **First Floor Landing,** where there is access to the loft and double doors open to the **Airing Cupboard** which houses the wall mounted combi boiler. Doors open into:

Master Bedroom 4.2 x 4.1m (approx. 13'8 x 13'5)
A spacious principal bedroom having a window to the front aspect and a fitted storage cupboard. An archway leads into the **Walk in Wardrobe** 2.4 x 1.8m (approx. 7'9 x 5'11), and a door from the bedroom opens into:

En Suite 2.03 x 1.6m (approx. 6'8 x 5'3)
Fitted with wash basin and WC set to a range of vanity units and a corner cubicle with mains fed refitted shower unit, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front

Bedroom Two 4.1 x 4.0m (approx. 13'4 x 13'3)
Another superb double room, having a window to the rear

Bedroom Three 3.46 x 2.7m (approx. 11'4 x 8'9)
A third double room having a window to the rear

Bedroom Four 2.84 x 2.45m (approx. 9'3 x 8'0)
Having a window to the front and a large fitted wardrobe

Family Bathroom 2.27 x 1.55m (approx. 7'5 x 5'0)
Comprising wash basin set to vanity units, WC and bathtub with replaced electric shower unit over, having tiled splash backs, a heated towel rail and an obscured window to the side

Parker Hall

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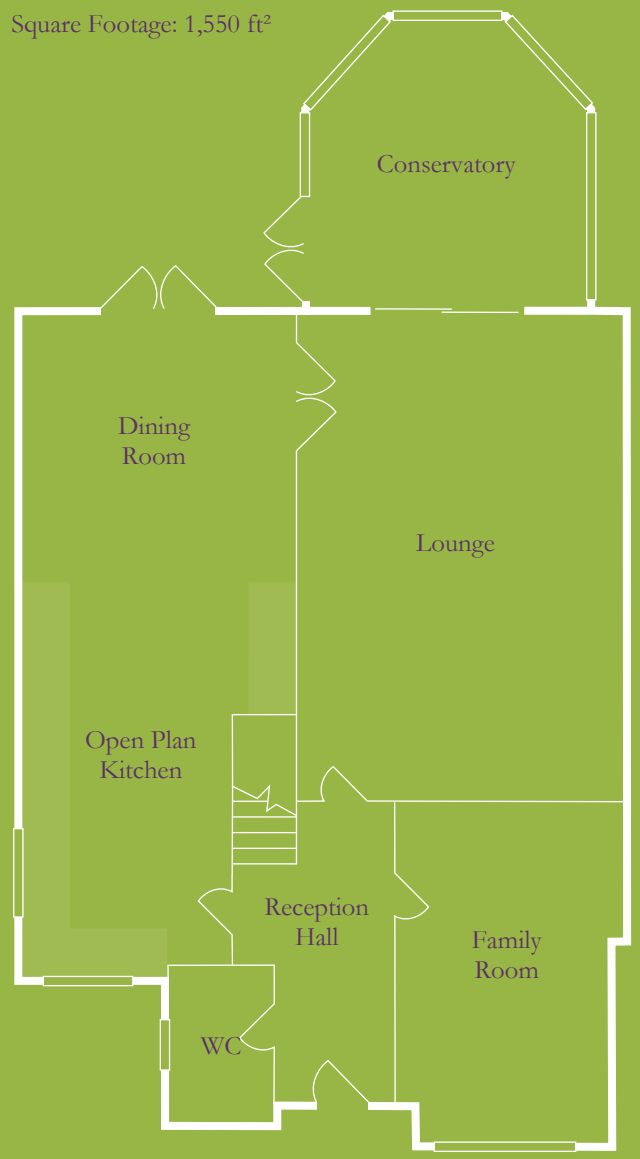
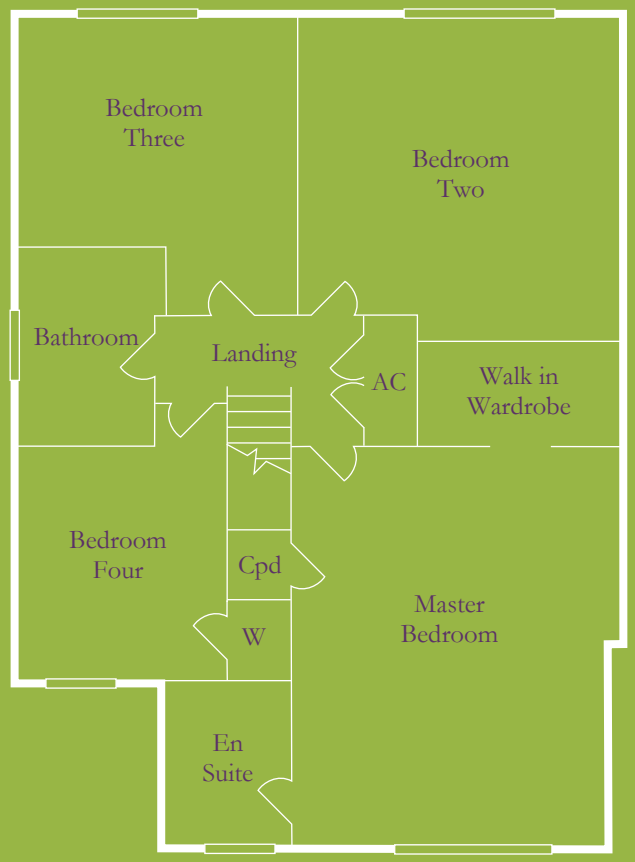
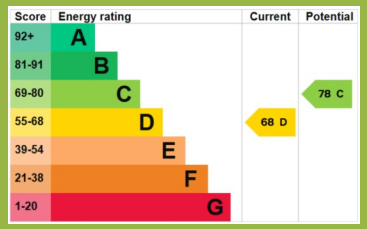
Property For Sale:

Square Footage: 1,550 ft²







Outside

The property enjoys a peaceful setting on this popular cul de sac, being within a short walk of the village centre and excellent amenities offered. A block paved driveway provides parking to the front and side, with well tended gardens presenting space to landscape or to create additional parking if required. There is an EV charging point is included in the sale, and the drive leads to the rear aspect where there is a **Detached Double Garage** with a manual up and over entrance door to the front.

Rear Garden

enjoying an open outlook, the rear garden is laid to a block paved terrace offering plenty of space for outdoor entertaining, leading onto lawns which have been returfed. To the top of the garden there is a large area providing plenty of scope to landscape as desired, and there is exterior lighting to the rear as well as a water point to the side.

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Ph SW 20.05.2026