

# 1 Coton Road

Walton on Trent South Derbyshire



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Walton on Trent South Derbyshire DE12 8NL

**A rare opportunity to purchase a one-of-a-kind four/five bedroom five bathroom detached property in the heart of this desirable South Derbyshire village. This exceptionally well-proportioned and immaculately presented home highlights both the practicality and versatility required in modern day family life.**

Recently refurbished to the highest standard, this individual home showcases an impressive setting, enjoying privacy to both the front and rear. From the moment you step inside, the generous proportions become immediately apparent, with the thoughtful design offering flexibility to accommodate a self contained living space ideal as a guest suite or annexe or for multigenerational living. Disabled access also allows the property to be a truly inclusive home. Three oversized reception rooms are complemented by four en suite bedrooms plus a family bathroom, with the third reception room offering potential for use as a fifth double bedroom. Practicalities have remained throughout the exterior design, with a large garage and driveway providing ample parking and storage, ensuring the property is as functional as it is stylish.

This bespoke designed detached home has received upgrades to include a 2022 central heating system including boiler with HIVE controls, pressurised hot water cylinder and column radiators, replacement of all exterior and interior doors, new flush casement windows and refitted en suites. A conversion of former storage spaces has also created two additional en suites and a fabulous walk in wardrobe to the master bedroom.

Situated in the pretty rural village of Walton on Trent, the property benefits from swift access to excellent amenities including a celebrated gastro pub and an Outstanding-rated primary school within walking distance, as well as being within catchment for John Taylor High School with a school bus service also in place.



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**The South Derbyshire village of Walton on Trent** is a desirable village home to facilities including a historic Church, a well-known gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers a variety of countryside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

**Within the village** is a Church of England Primary school which feeds into John Taylor High, both of which maintain Ofsted 'Outstanding' reputation. The John Taylor Free School is also within an easy drive, and there are a wealth of independent schools in the area including Lichfield Cathedral, Repton, Denstone and Twycross.

**Local Barton under Needwood** provides further everyday amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, as well as Barton Marina which can be walked to via footpath between the villages. Alternatively, Rosliston has a Co-Op, pub and village hall holding a variety of events throughout the year and can be reached within a few minutes' drive. More comprehensive facilities can be found in the market town of Burton and the Cathedral City of Lichfield.

**The location is ideally placed for commuters**, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.



	Village Centre & Amenities: 0 miles
	Burton on Trent Rail Station: 5 miles Tamworth Rail Station: 10 miles
	Lichfield City Centre: 9 miles Derby City Centre: 18 miles Nottingham City Centre: 32 miles
	Rosliston Foresty Centre: 2 miles Peak District National Park: 22 miles
	Birmingham Airport: 28 miles East Midlands Airport: 25 miles

A paved pathway edged with well stocked borders approaches the **Reception Hall**, a spacious welcome having a composite entrance door, windows to the front and stairs rising to the first floor accommodation. Doors open into a superb **Cloakroom** with fitted hanging space as well as to a large **Airing Cupboard** housing the pressurised water cylinder, with an opening leading into the **Dining Room**.

The **Dining Room** is a generous reception room has dual aspect windows, offering excellent scope to remodel alongside the kitchen to create a striking open-plan living and dining space.

The **Lounge** is positioned to the front, having dual aspect windows and a gas fired wood burner style stove set to carved stone hearth with beam lintel above. Also accessed from the hall is a versatile **Family Room**, being ideal as a home office, playroom or fifth bedroom.

The **Kitchen** has windows overlooking the rear garden and is fitted with a range of wall and base units, housing an inset one and a half sink with side drainer and spaces for an oven, dishwasher and fridge, and a door opens into the **Utility Room** which is fitted with coordinating units, housing an inset sink and spaces for a washing Machine, tumble dryer and fridge freezer. A composite stable door opens out to the rear garden.

From the hallway there is a spacious **Family Bathroom**, being ideal to pair with the **Family Room** as a second ground floor bedroom suite or annexe.

Set to the rear of the property is a spacious **Double Bedroom**, having a range of fitted wardrobes and storage, dual aspect windows and private use of a modern **En Suite** with walk in shower, vanity wash basin with demister/illuminated mirror above and WC.

It is to be noted that the ground floor accommodation has wide doorways to accommodate wheelchair access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Stairs rise to the first floor which benefits from generous head height and offers three generously proportioned bedroom suites as well as plenty of useful eaves storage.

The **Principal Bedroom Suite** has a private **Lounge**, ideal as a study, nursery or dressing room or as an extension to the already extensive living accommodation.

The **Bedroom** has a skylight and symmetrical doors open into firstly a fabulous **Walk in Wardrobe** which has been fitted out with an array of Avanti wardrobes and storage. Opposite is a contemporary **En Suite Bathroom** fitted with a vanity wash basin with demister/illuminated mirror above, WC, freestanding bathtub and a double shower with digital controls, completing this luxurious master suite. The master also benefits from illuminated smart light switches which can be operated remotely via an app.





The **Third Bedroom** is another spacious double room, having twin skylights and access to another refitted **En Suite** having a walk in shower, WC, fitted wash basin and attractive neutral tiling. there is also a vanity mirror with demister and lighting. **Bedroom Four** is another double room, having plenty of eaves storage, a skylight and private use of an **En Suite** with wash basin set to vanity unit, WC and walk-in shower.

### Outside & Gardens

Accessed via a private drive servicing three other properties, mature trees and foliage to the front provides plenty of privacy from the lane below. A sweeping tarmac driveway benefits from private parking for several vehicles with access into the **Single Garage**, with plenty of space to add gates to the driveway if desired. **Wrap Around Gardens** are beautifully maintained, enjoying privacy and being laid to lawn and neatly stocked borders edged with a character brick wall to one side. A greenhouse is included in the sale and there is exterior lighting, power and water to the property.



Floor Area: 300 ft<sup>2</sup> / 3,230 m<sup>2</sup>

### Ground Floor

**Reception Hall & Dining Room** 12.65 x 5.08m  
(approx. 41'6 x 16'8) - max

**Lounge** 5.68 x 4.44m (approx. 18'8 x 14'6)

**Family Room/Study/Bedroom Five** 3.88 x 4.52m  
(approx. 7'3 x 9'5)

**Dining Kitchen** 4.15 x 3.56m (approx. 13'7 x 11'8)

**Utility** 2.10 x 2.93m (approx. 6'10 x 9'7)

**Family Bathroom** 2.65 x 2.92m (approx. 8'8 x 9'7)

**Bedroom Two** 5.12 x 4.57m (approx. 16'9 x 15'0)

**En Suite** 2.22 x 2.87m (approx. 7'3 x 9'5)

### First Floor

**Principal Bedroom Lounge** 5.0m x 4.07m  
(approx. 16'5 x 13'4)

**Principal Bedroom** 5.84 x 4.07m (approx. 19'1 x 13'4)

**Walk in Wardrobe** 4.47 x 3.0m (approx. 14'8 x 9'9)

**Principal En Suite Bathroom** 3.7 x 2.83m (approx. 12'1 x 9'3)

**Bedroom Three** 4.44 x 4.08m (approx. 14'6 x 13'4)

**En Suite** 3.15 x 2.22m (approx. 10'4 x 7'3)

**Bedroom Four** 4.08 x 4.19m (approx. 13'4 x 13'9)

**En Suite** 3.17 x 2.22m (approx. 10'4 x 7'3)

### Outside

**Single Garage** 3.32 x 5.91m (approx. 10'11 x 19'04)

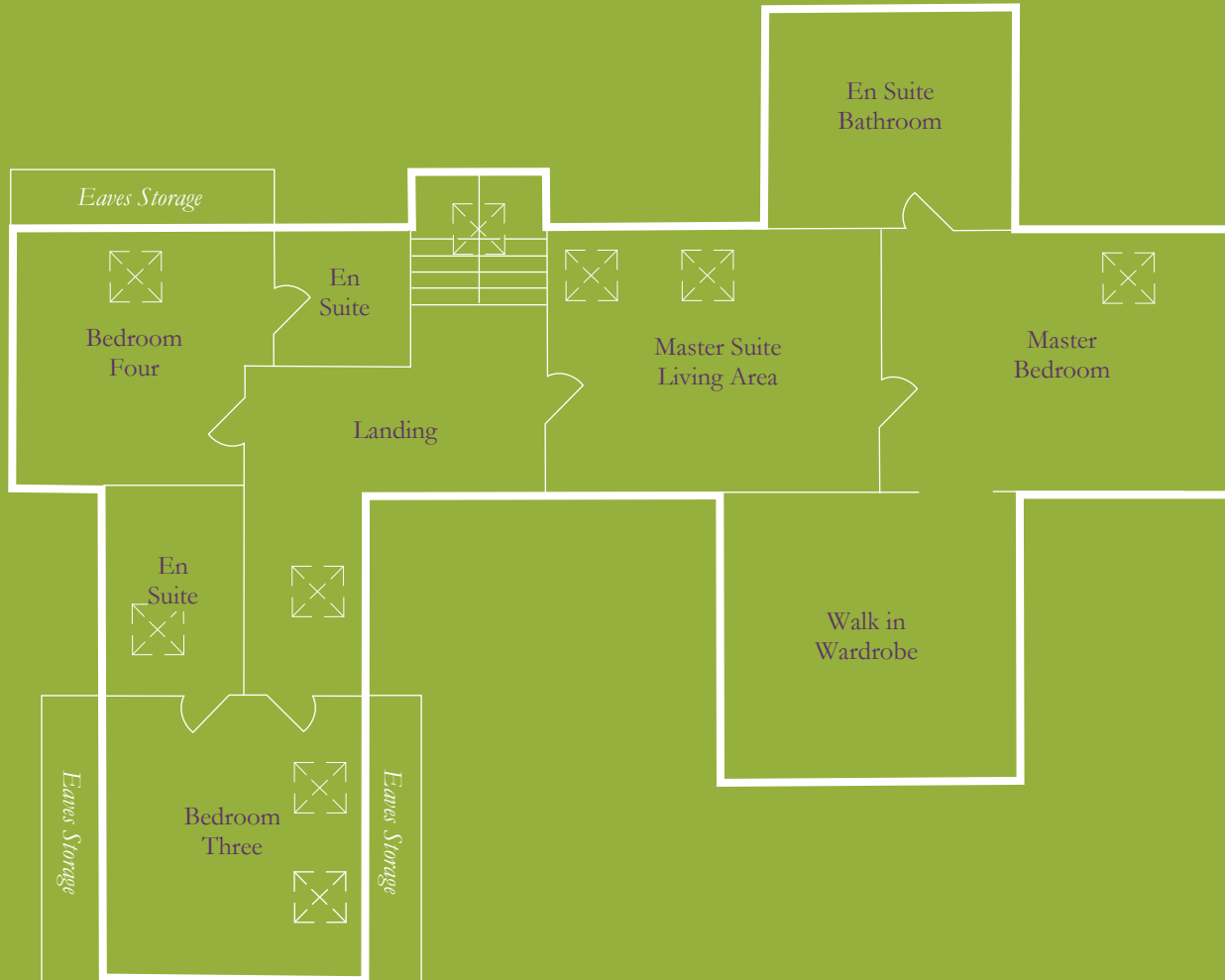


**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.





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