



**The Briars**, 87 Station Road, Barton under Needwood, DE13 8DS



Enjoying a pleasant open outlook to both the front and rear is The Briars, a beautifully presented and recently refurbished detached family home set on the borders of this sought after village community. The property was extended and remodelled in 2021 to create much desired open plan family living, as well as having received a new boiler, new radiators and a complete rewire, as well as having under floor heating to the kitchen, a new cloakroom WC and a refitted master en suite. The porch and reception hall open into a spacious lounge with wood burning stove, with the open plan living and dining kitchen extending across the rear of the property, where bifold doors open out to the landscaped rear garden. also to the ground floor is a cloakroom and a utility room with four good sized bedrooms to the first floor serviced by a refitted en suite and a family bathroom. To the front, the property overlooks the mature woodland of Barton Marina, having off road parking and access into the single garage via an electric roller shutter door. The rear garden extends to a good sized and has been landscaped with a paved terrace, shaped lawns and borders stocked with a variety of mature shrubs and foliage, with a hedge to the boundary highlighting idyllic countryside views to the rear. The property is serviced

by mains gas central heating, double glazed windows and mains drainage.

The Briars benefits from a desirable position close to the heart of Barton under Needwood, being set in a prime location with superb amenities, Outstanding schools and local commuter routes all within easy reach. The handsome High Street is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church, with Holland Sports Club hosting an array of sporting activities for all ages throughout the year. The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, all of which can be reached within a short walk, and the nearby Barton Marina with its picturesque lakeside walks and boutique shops, eateries and Cinema is just a few minutes away. 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.

- Extended Detached Family Home
- Sought After Village Location
- Refurbished including 2021 Boiler & Full Rewire
- Open Aspect to Front & Rear
- Stunning Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Spacious Lounge with Wood Burner
- Four Bedrooms (Three Doubles)
- Refitted En Suite & Family Bathroom
- Landscaped Garden with Countryside Views to Rear
- Single Garage (Electric Door) & Parking
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

The front door opens to a Porch, having tiled flooring and opening in turn into the Reception Hall. Stairs with an oak balustrade rise to the first floor accommodation having useful storage below, and the hallway has been remodelled to add a second useful storage cupboards with power and lighting. A door opens into the Cloakroom, a glazed oak door leads into the Kitchen and the hallway has LVT flooring which extends throughout much of the ground floor. A door opens into:

**Lounge** 6.47 x 3.33m (approx. 21'2 x 10'10)  
A generous reception room having a window to the front aspect overlooking mature woodland views, and a wood burning stove set to stone hearth. Sliding glazed oak doors open through to:





**Open Plan Living & Dining Kitchen** 8.38 x 4.66, 3.6m (approx. 27'5 x 15'3, 11'10)  
 Extending across the rear of the property is this stunning open plan space, having a contemporary kitchen, formal dining area and a family room, with bifold doors opening out to the rear garden. The **Kitchen** is fitted with a range of full height, wall and base units with complementary worksurfaces

over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge, microwave, double oven and induction hob with extractor above. The units also house a refuse drawer, and the central island houses double sided storage. A window faces the rear aspect, there are two Orangery style ceiling lanterns providing plenty of natural light and LVT flooring extends into the



**Dining Area and Family Room.** An oak and glass door opens into:

**Utility**  
 Wall and base units house an inset sink with side drainer as well as spaces for a washing machine and fridge freezer, and a door opens out to the side aspect

**Cloakroom**  
 Accessed from the **Reception Hall** and fitted with wash basin set to vanity unit, WC and a heated towel rail





Stairs rise from the **Reception Hall** to the **Landing**, where there is access to the loft and a door opens to the **Airing Cupboard**. Further doors open into:

**Master Bedroom** 4.52 x 2.46m (approx. 14'9 x 8'0)  
A good sized double room having window to the front enjoying Marina woodland views. With private use of:

**En Suite** 2.44 x 1.85m (approx. 7'11 x 6'0)  
Refitted with wash basin set to vanity unit, WC and a walk in shower with both handheld and waterfall shower heads, with tiled walls, statement aqua boarding to the shower walls, a heated towel rail and an obscured window to the rear

**Bedroom Two** 3.68 x 2.74m (approx. 12'1 x 8'11)  
another generous double room having a window to

the front with woodland views

**Bedroom Three** 3.32 x 2.69m (approx. 10'10 x 8'9)  
A third double room having window to the rear with open views

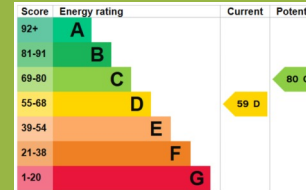
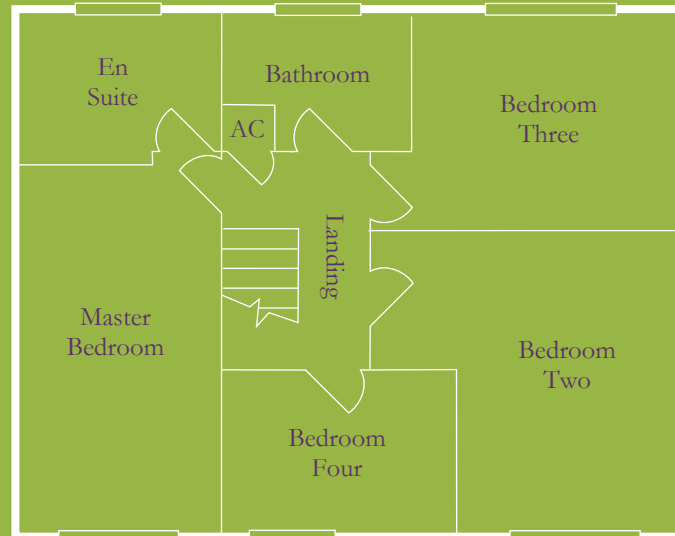
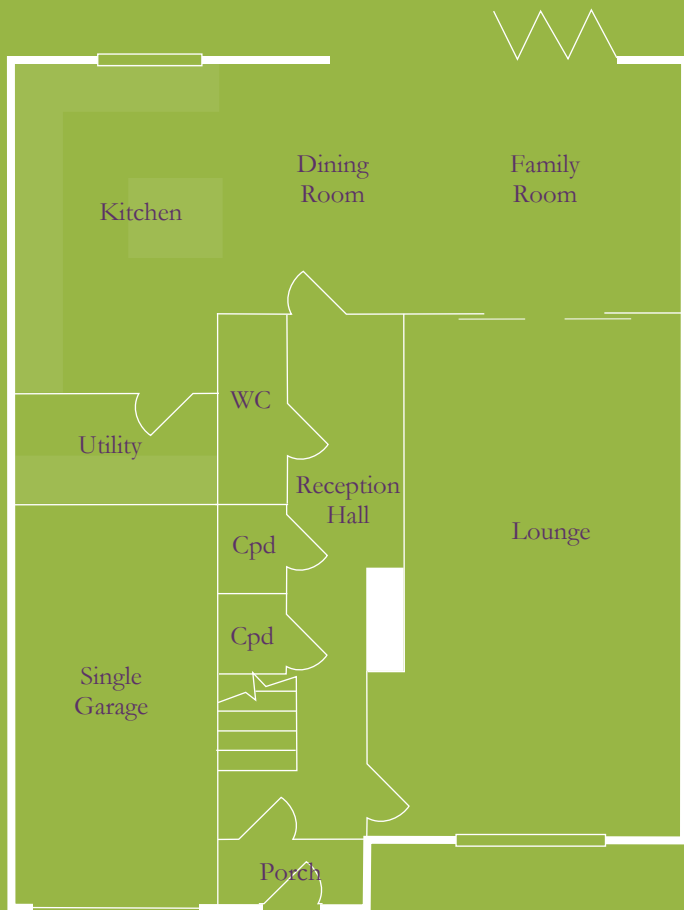
**Bedroom Four/Study** 2.85 x 2.02m (approx. 9'4 x 6'7)  
Ideal as a single bedroom or home office, having

window to the front

**Bathroom** 2.26 x 1.67m (approx. 7'4 x 5'5)  
Comprising wash basin set to vanity unit, WC and bathtub with shower over, having tiled walls, a chrome heated towel rail and an obscured window to the rear







### Outside

The Briars is set back from Station Road beyond a tarmac driveway providing parking for two vehicles to the fore of the garage. Gated access to one side leads to the rear garden, and well tended front gardens lie next to the drive, presenting opportunity to extend the drive if needed. An EV charging point is included in the sale

**Single Garage** 4.81 x 2.47m (approx. 15'9 x 8'1)  
 With an electric roller entrance door, power and lighting

### Landscaped Rear Garden

Having been landscaped to a superb degree, the mature rear garden enjoys an excellent degree of privacy as well as views over tranquil open countryside. A paved terrace with awning above provides a pleasant space for outdoor entertaining, with shaped lawns edged with flower beds stocked with a colourful variety of flowers, shrubs and foliage. included in the sale is a greenhouse and two garden sheds, with both shed having lighting, one having power and the greenhouse having a power supply. There is exterior lighting and a water point

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