



Corner House, 31 The Green, Barton under Needwood, DE13 8JD

Set within a wrap around garden plot close to the heart of the village is Corner House, a charming and well presented detached home offering extended and generously proportioned family interiors, three double bedrooms and outside space including ample parking and a single garage. Having been upgraded and maintained to a superb standard throughout, this formal village shop showcases a wealth of traditional and character features throughout including a Minton tiled reception hall, feature fireplaces and original doors, alongside modernised bathrooms and a beautifully remodelled family dining kitchen. To the ground floor, there are two formal sitting rooms and an L shaped dining kitchen accessed from the hall, with a

further utility room, cloakroom and useful study to the rear aspect. Three spacious double bedrooms are serviced by a family bathroom and master en suite to the first floor. The good sized wrap around plot offers extensive parking for numerous and/or larger vehicles as well as access into the single garage, with pretty lawned gardens bordered by mature hedging extending to the front and sides.

Corner House resides within a pretty corner plot close to the heart of Barton under Needwood, being within an easy walk of the village centre and the excellent array of amenities offered. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy,

GP surgery, dental practice and a stunning Tudor church. Holland Sports club lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

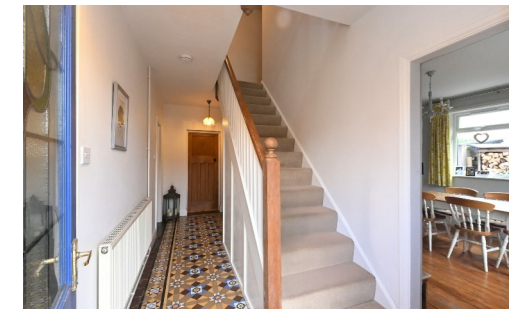
- Traditional Detached Family Home
- Desirable Village Location
- Extended Interiors & Wealth of Features
- L Shaped Family Dining Kitchen
- Two Reception Rooms & Study
- Reception Hall with Minton Flooring
- Large Utility & Cloakroom
- Three Excellent Double Bedrooms
- Master En Suite & Family Bathroom
- Corner Plot Gardens
- Single Garage & Extensive Parking
- 'Outstanding' School Catchment
- Walking Distance to Amenities
- Well Placed for Commuter Routes & Rail Travel

A paved path from the driveway approaches the front aspect of The Corner House, where the entrance door with feature stained glass opens into:

Reception Hall 5.22 x 1.93m (approx. 17'1 x 6'3)
This traditional central hallway has immaculately maintained Minton flooring, as well as stairs rising to the first floor with storage beneath. Character doors open into:

Sitting Room 4.11 x 3.65m (approx. 13'5 x 11'11)
A spacious reception room having dual aspect windows, a wood burner set to feature fireplace and wooden flooring

Lounge 4.88 x 4.55m (approx. 16'0 x 14'10)
A second generous living room having a bay window with window seat below and a feature gas fireplace





L Shaped Dining Kitchen 8.08 x 5.4m (approx. 28'5 x 17'8) – max
An extended and beautifully remodelled space, having a bespoke designed **Kitchen** from Milton Interiors. Farmhouse style units with complementary worktops over house an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge and freezer. There are windows to two sides, the Rangemaster

cooker is included in the sale and the kitchen has tiled flooring. The **Dining Area** features wooden flooring and a fireplace housing a wood burning stove, and a door opens from the kitchen into:

Utility 4.28 x 2.17m (approx. 14'0 x 7'1)
Extending to a superb size, this spacious utility room is fitted with base units housing an inset

ceramic sink and space for washing machine, as well as a range of full height storage. A door opens out to the garden and doors open into:

Study 3.48 x 2.2m (approx. 11'4 x 7'2)
An ideal home office or snug, having a skylight providing plenty of natural light

Cloakroom 2.17 x 1.34m (approx. 7'1 x 4'4)
Comprising pedestal wash basin and low level WC, with tiled splashbacks, tiled flooring and an obscured window to the side





Stairs rise to the **First Floor Landing** 5.11 x 2.94m (approx. 16'9 x 9'7), having access to the boarded and insulated loft and double doors to the **Airing Cupboard** housing the water cylinder. Traditional doors open into:

Master Bedroom 4.52 x 4.12m (approx. 14'9 x 13'6)

A generous principal bedroom having a range of

fitted wardrobes, a period style fireplace and a window to the front. With private use of:

En Suite 1.97 x 1.84m (approx. 6'5 x 6'0)

A modern suite comprises pedestal wash basin, low level WC and shower cubicle with tiled splashbacks, tiled flooring, an obscured window to the side and a chrome heated towel rail



Bedroom Two 4.26 x 3.65m (approx. 13'11 x 11'11)

Another spacious double room with wooden flooring, dual aspect windows, a period fireplace and a range of fitted wardrobes

Bedroom Three 3.41 x 3.3m (approx. 11'2 x 10'9)

A third double room having dual aspect windows and a period fireplace

Family Bathroom 2.72 x 2.44m (approx. 8'11 x 8'0)

Comprising pedestal wash basin, low level WC, shower cubicle and separate bathtub, with traditional wall panelling, tiled flooring, a heated towel rail and an obscured window. A door opens to a useful eaves storage space



Floor Area: 1,937 ft²



Ground Floor



First Floor



Outside

Corner House is set back from the lane beyond a generous block paved driveway providing parking for numerous and/or larger vehicles

Single Garage 4.56 x 2.45m (approx. 14'11 x 8'0)
 Having power, lighting and an up and over door to the front. Garage with power, lighting and up-and-over door, with boarded first floor currently used for storage

Wrap Around Garden

Extending to a good size and being bordered by mature hedging, lawned gardens are laid to two sides of the property as well as having a paved terrace which wraps around giving access to both the Reception Hall and the Utility. There is exterior lighting and a water point, and a pedestrian gate opens back out onto the driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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