





****JOHN TAYLOR BARTON CATCHMENT****
 A generously proportioned, individually designed four-bedroom detached home situated in the heart of Tatenhill village, positioned on an elevated plot with countryside views to the rear. The property offers spacious, flexible living accommodation across two floors, ample parking, a double garage, and an established rear garden backing onto open fields.



Accommodation

Ground Floor

The property is approached via a block-paved driveway leading to a double garage, with steps up to the front entrance. The entrance hallway provides access to a guest WC, a snug/home office, and a spacious living room featuring an open fireplace and dual aspect windows allowing natural light throughout. Double doors open into a separate dining room overlooking the rear garden, with a further door leading into a well-appointed kitchen fitted with a range of units, a breakfast island, and integrated appliances, with views over the garden. The kitchen leads into a utility room providing additional storage and appliance space, with external access to the garden.

First Floor

The spacious landing, large enough for a study area, leads to four double bedrooms. The principal bedroom benefits from fitted storage and an en-suite bathroom with a Porcelanosa system-pool whirlpool bath and twin sinks. The second bedroom has an en-suite shower room and views over the rear garden and fields. The third bedroom has access to a Jack and Jill bathroom, which includes a bath, twin sinks, a Porcelanosa steam shower cubicle, and WC. The fourth bedroom is positioned at the rear with countryside views.

Outside

To the rear, the property offers a sizeable, mature garden with patio seating areas and steps leading to a well-maintained lawn bordered by shrubs and trees, backing directly onto open fields. There is also

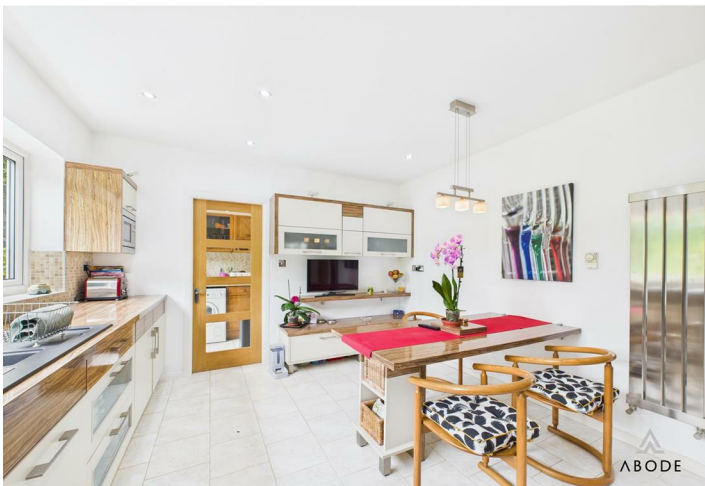


a vegetable plot, offering scope for gardening enthusiasts, and the garden enjoys a private outlook across the neighbouring countryside.

Location

Tatenhill is a desirable village surrounded by Staffordshire countryside while remaining conveniently located for access to the A38 and nearby centres including Burton upon Trent and Lichfield. The village offers a local church, public house, village hall, and access to scenic rural walks, with further amenities including schooling, shops, and



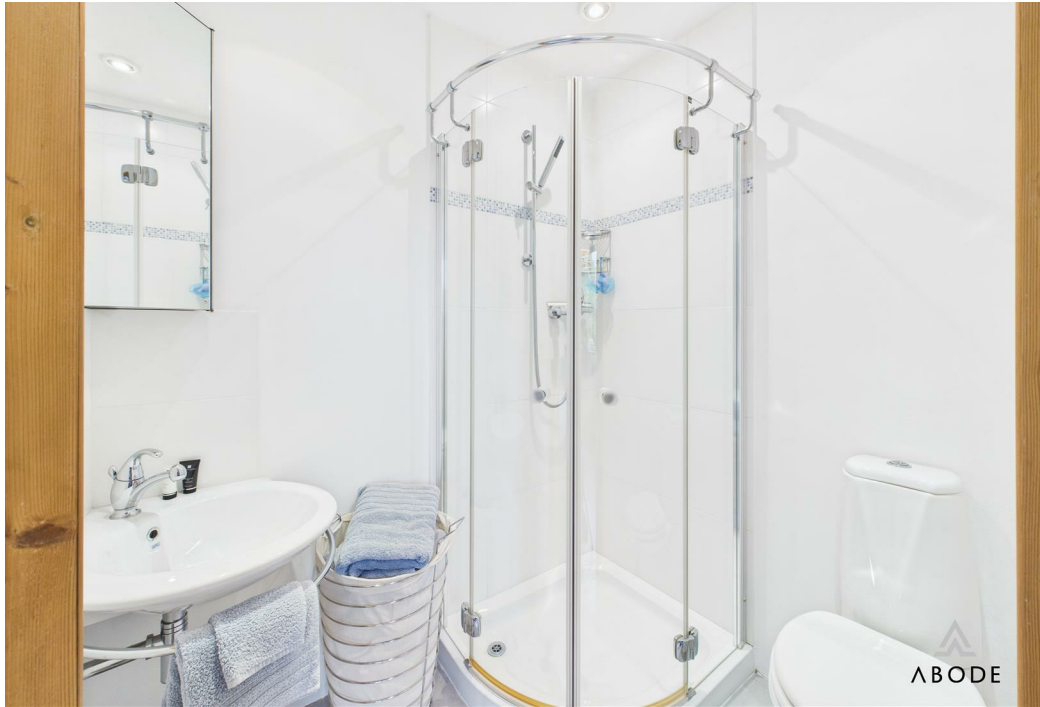




healthcare facilities available in nearby Barton under Needwood and Burton upon Trent.













Floor 0



Floor 1

Approximate total area^m

220.9 m²

2378 ft²

Reduced headroom

1.1 m²

12 ft²

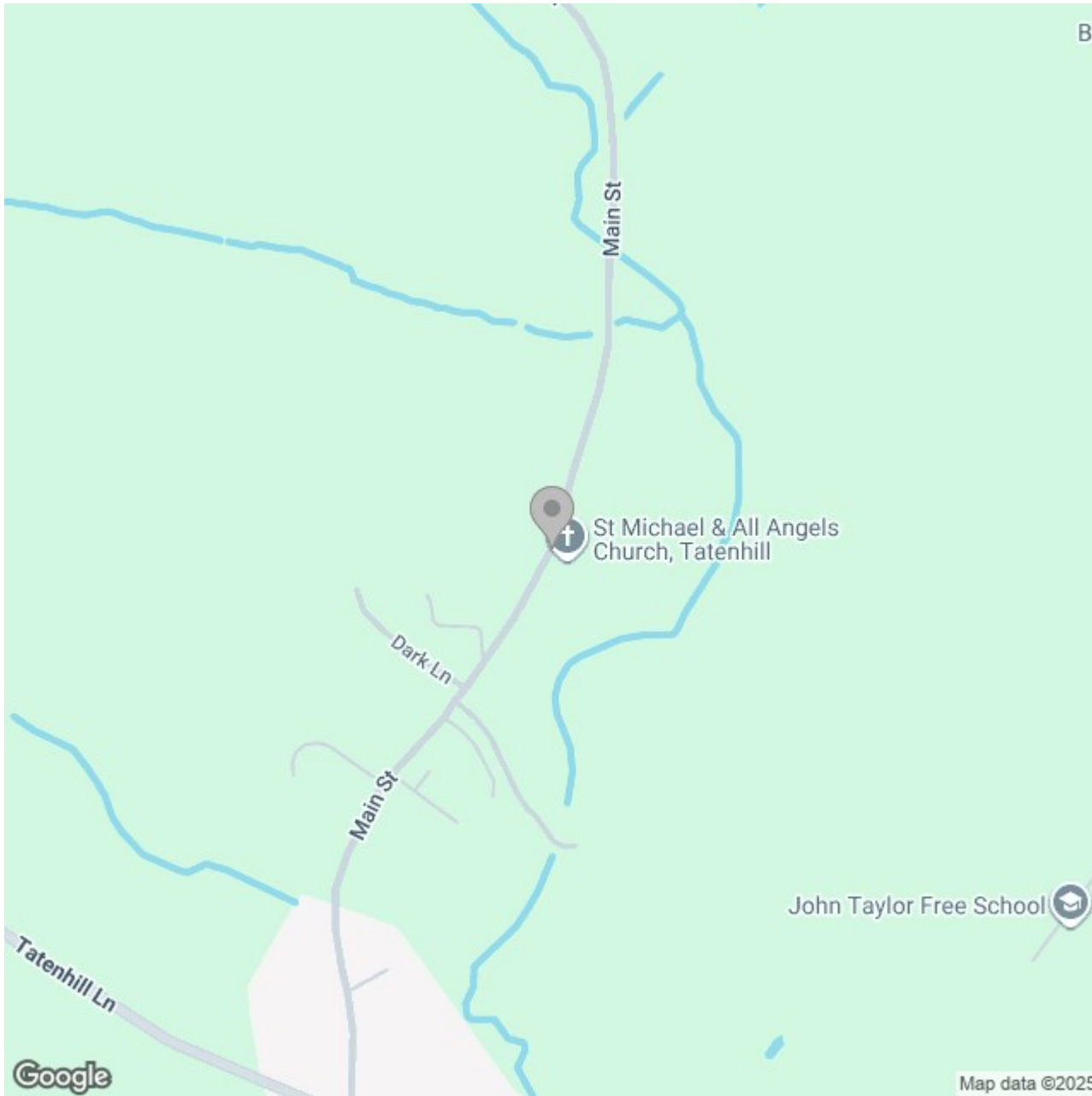
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	