





Herons Reach is an impressive executive detached residence set within circa 10 acres, offering spacious family accommodation, substantial outbuildings, and stunning countryside views. Perfectly suited for equestrian use or those seeking a semi-rural lifestyle, the property combines privacy with convenient access to nearby villages, Burton upon Trent, and excellent commuter links.

The interiors are generously proportioned, beginning with a welcoming hallway and a choice of reception rooms including a formal dining room, elegant lounge, and a cosy sitting room leading to the conservatory. A bespoke refitted shaker-style kitchen with quartz work surfaces and integrated appliances forms the heart of the home, complemented by a utility room and guest WC. Upstairs, four double bedrooms are arranged around the landing, three with fitted wardrobes. The principal suite includes a private en suite, with a generous five-piece family bathroom serving the remaining bedrooms.

Outside, landscaped gardens surround the property, with an extensive block-paved courtyard to the rear. Numerous outbuildings include a double garage, workshop, stables, and a large barn, alongside a first-floor coach house offering significant potential for conversion into ancillary accommodation, Airbnb lets, or a home-run business (subject to consents). The grounds extend to circa 10 acres, enhancing the property's equestrian appeal.

Ideally positioned on the outskirts of Stretton and Rolleston on Dove, Herons Reach enjoys easy access to amenities, well-regarded schools, leisure facilities, and commuter routes including the A38, A50, M1, and M42. Burton upon Trent railway station provides direct services to Birmingham and London, and both Birmingham and East Midlands airports are within easy reach.

Please note, certain images used in the marketing to denote the boundary are not to be used for any formal purposes and are strictly for illustration purposes.



Location

Heron's Reach is positioned on the rural outskirts of Stretton and Rolleston on Dove, both offering local amenities such as pubs, shops, and sports clubs. The market town of Burton on Trent is a short drive away, providing excellent shopping, leisure, and schooling options, including William Shrewsbury Primary and De Ferrers Academy.

Leisure pursuits nearby include Branston Water Park, Trent Washlands, Stapenhill Gardens, and Barton Marina. The property is also well placed for access to the A38, A50, M1, and M42, with Burton's mainline rail station offering direct links to Birmingham and London. Both Birmingham and East Midlands International Airports are within easy reach.

Equestrian enthusiasts will find excellent facilities nearby at Eland Lodge, Marchington Field, and Barleyfields, with Cannock Chase and the Peak District National Park within a 30–40 minute drive.

Overage Clause

An overage clause will be placed on the paddock land upon sale. If planning permission for development is obtained in the future, a 20% uplift on the increased value will apply for a period of 30 years from completion. This uplift is enforceable whether planning is obtained and sold on, or implemented and then sold. Please contact our office for further details.



Hallway

A welcoming entrance hallway with a double-glazed hardwood front door and adjoining glazed side panels. The space features the original staircase rising to the first-floor landing, central heating radiator, dado rail, wall lighting, smoke alarm, and access to the ground floor accommodation.







Dining Room

A versatile reception space with a double-glazed bay window to the front elevation, central heating radiator, dado rail, ceiling coving, ceiling rose, and dimmer switch lighting. Suitable for use as a formal dining room, playroom, or an additional sitting room to suit a purchaser's requirements.

Lounge

A bright and spacious main reception room with a double-glazed bow window to the front elevation and two further side-facing windows. The room features a focal point fireplace with composite Adam-style surround, central heating radiator, TV aerial point, ceiling coving, and ceiling rose.



Kitchen/Diner

A bespoke shaker-style kitchen fitted with a comprehensive range of matching base and wall units, display cabinetry, and quartz work surfaces. Integrated appliances include a seven-ring range-style cooker with built-in extractor, dishwasher, and fridge. There is also a one and a half bowl composite sink and drainer with mixer tap. The kitchen is enhanced with LED downlighting, exposed beam detail, central heating radiator, and a double-glazed rear-facing window.

Sitting Room/Snug

A cosy reception space with two double-glazed side windows, a gas fireplace with timber Adam-style surround and tiled hearth, central heating radiator, TV aerial point, and ceiling coving. Internal glazed-panel doors provide access to the conservatory.



Conservatory

Enjoying double-glazed windows to the side and rear elevations, with double French doors opening out to the garden, and a vaulted Perspex roof providing ample natural light.

Utility Room

Fitted with complementary tiled flooring, shaker-style units, quartz worktops, and a composite sink with mixer tap. There is plumbing available for an American-style fridge freezer and further space for additional appliances. A useful cloaks cupboard and external access door complete the room.

Guest W.C.

With frosted double-glazed side window, low-level WC, wash hand basin with mixer tap, complementary wall tiling, central heating radiator, and extractor fan.

Landing

Featuring a front-facing double-glazed window, central heating radiator, two smoke alarms, alarm control panel, loft access, and internal doors leading to the bedrooms and family bathroom.

Bedroom One

A spacious principal bedroom with front-facing double-glazed window, central heating radiator, a range of bespoke fitted wardrobes with hanging and shelving space, TV aerial point, and access to the en suite.

En-suite

With frosted double-glazed side window, comprising a three-piece suite with shower cubicle, low-level WC, and wash hand basin. Complementary wall tiling, central heating radiator, and extractor fan.



Bedroom Two

Rear-facing double-glazed window, central heating radiator, and fitted wardrobes with mirrored sliding doors, offering hanging and shelving space.

Bedroom Three

Front-facing double-glazed window, central heating radiator, and fitted wardrobes with mirrored sliding doors, offering ample storage.

Bedroom Four

Rear-facing double-glazed window, central heating radiator, and a built-in airing cupboard housing the hot water immersion tank with additional shelving.

Family Bathroom

With rear-facing double-glazed window, this generous five-piece suite comprises a panelled bath with shower attachment, separate shower cubicle, low-level WC, bidet, and wash hand basin. Finished with complementary wall tiling, central heating radiator, extractor fan, and shaver point.

Outbuildings

The outbuildings at Herons Reach form an impressive collection that significantly enhances the versatility of the property. At the heart of these is a substantial coach house, which provides extensive garaging, storage, and stabling on the ground floor, with a first-floor level comprising five rooms that present excellent potential for conversion into ancillary accommodation, Airbnb-style rentals, or the base for a home-run business. In addition, there is a double garage, a further garage and workshop, a range of stables, and a large barn, together creating a superb arrangement for equestrian use, storage, or future development opportunities (STPP).

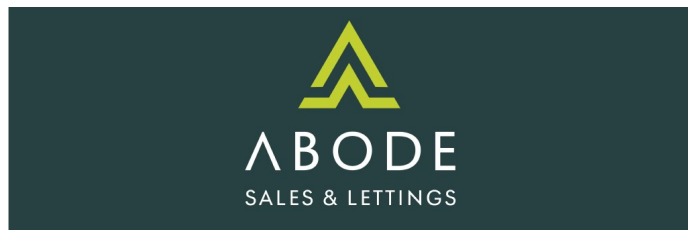
Agents Note (George):

In my opinion, Herons Reach is a particularly versatile property that will appeal to a wide variety of buyers. The combination of a substantial family home, circa 10 acres of land, and a superb range of outbuildings makes this a rare opportunity in the local market.

The setting and landholding lend themselves perfectly to equestrian buyers, with ample scope for stabling, grazing, and the use of existing outbuildings for equestrian purposes. Equally, the acreage and facilities would suit a hobby farmer seeking space for livestock or small-scale agricultural ventures.

For those focused on family living, the property already offers generous four-bedroom accommodation, but importantly the layout of the coach house and other outbuildings provides scope for further development, subject to the necessary planning permissions. This could allow for the creation of ancillary accommodation, home-working facilities, or income-producing opportunities such as holiday lets.

Overall, I believe Herons Reach represents not just a beautiful residence, but also a flexible lifestyle opportunity, adaptable to the varied needs of discerning buyers.







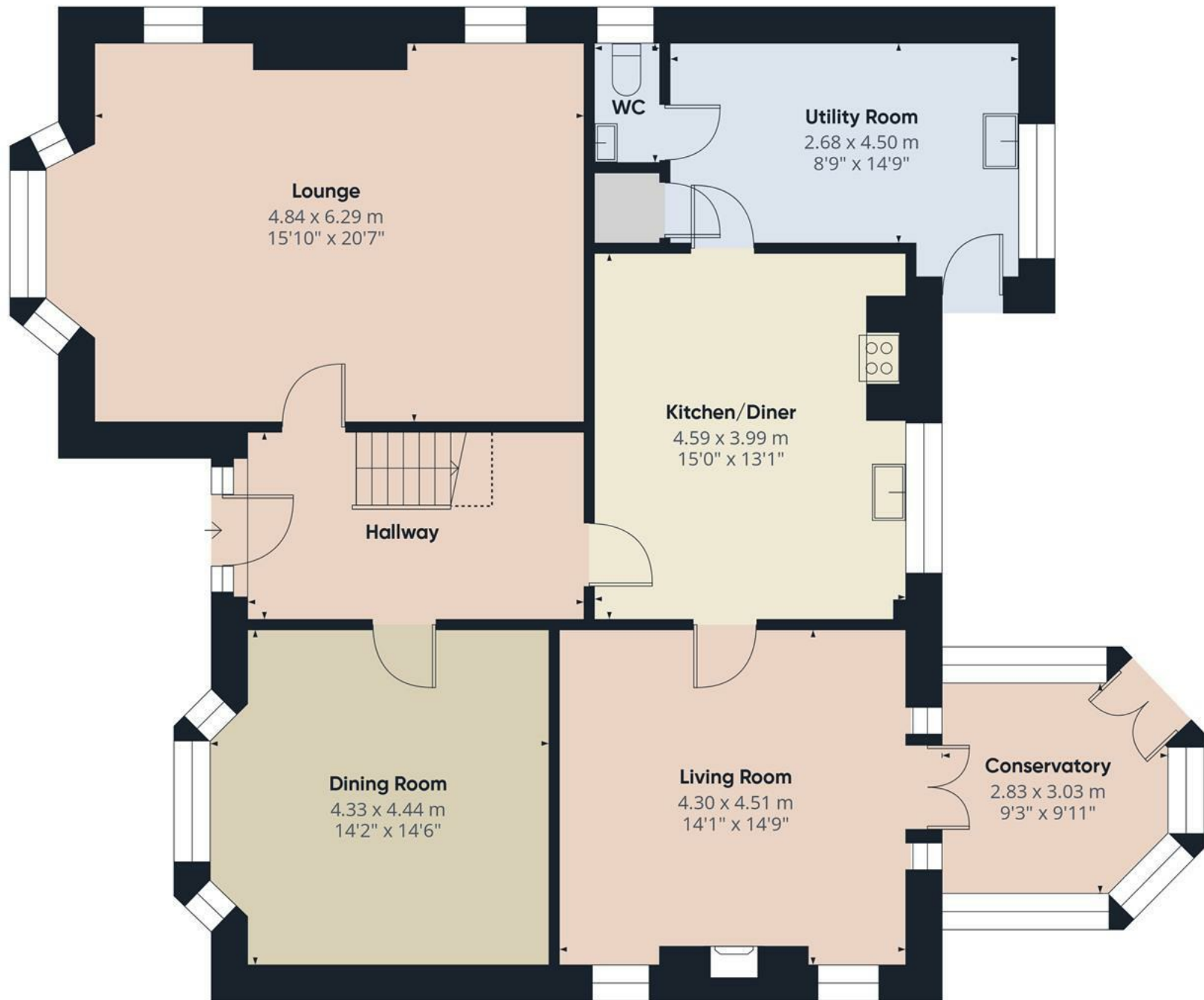


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Floor 0 Building 1

Approximate total area⁽¹⁾

121.4 m²

1307 ft²

Reduced headroom

1.3 m²

14 ft²

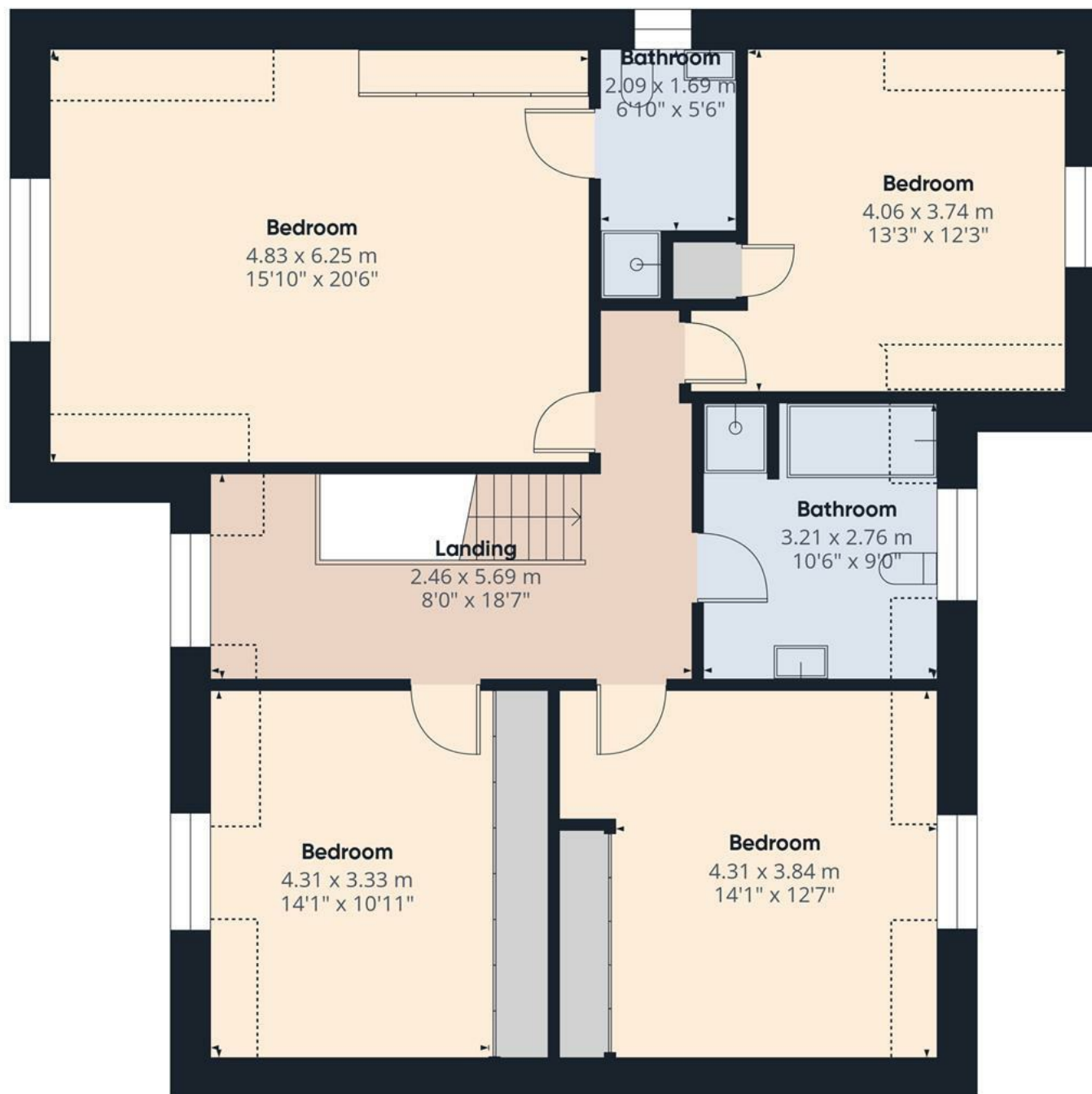
(1) Excluding balconies and terraces

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.

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Floor 1 Building 1

Approximate total area⁽¹⁾

108 m²

1162 ft²

Reduced headroom

9.7 m²

104 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.

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Floor 0 Building 2

Approximate total area⁽¹⁾

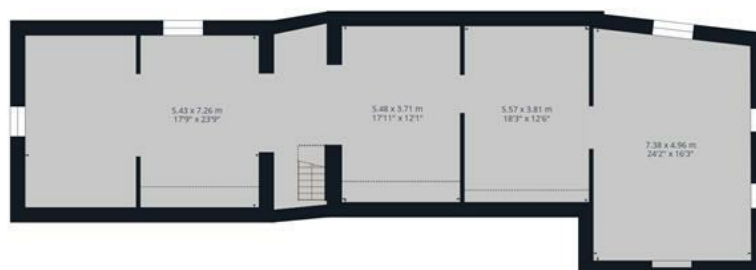
408 m²

4392 ft²

Reduced headroom

7.3 m²

79 ft²



Floor 1 Building 2

(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.

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