



SHANNON

KINGSTANDING, NEEDWOOD, BURTON-ON-TRENT



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EXCLUSIVE DEVELOPMENT OF JUST FOUR NEWLY CONVERTED PROPERTIES WITHIN A DESIRABLE LOCATION

Private gated development

Superb far reaching views

Newly converted to a high standard

High quality hand built Neptune kitchen

Exposed oak beams & vaulted ceilings

Three first floor double bedrooms

Stunning master suite with dressing room & en suite

Off street parking & landscaped garden

LOCATION

Kingstanding is well placed for those who enjoy the outdoors, with lake walks, local forests and the Tissington Trail easily accessible. Commuter links such as the M1, M6, A38 and the A50 are easily accessible, with Burton upon Trent, Uttoxeter, Derby and Lichfield all within close proximity, providing ample facilities & amenities. The train service from Lichfield to London runs on a frequent basis with a travel time of approximately 1hr & 20mins.

DIRECTIONS

Departing from Burton on Trent, travel towards Needwood on the B5017, upon reaching the roundabout take the 2nd exit on to the B5234. After approximately 1 mile take a right hand turn and follow the private road to the end, the development will be on your left hand side.





DESCRIPTION

Kingstanding occupies a glorious position with stunning views across the Staffordshire countryside and is steeped in history, dating back to the late 1700's. Kingstanding was formerly owned by the Duchy of Lancaster and prior to this was used as the royal hunting lodge for King George IV. American soldiers occupied the area during World War II and Lancaster bombers were refuelled nearby, with the three newly converted properties now aptly named after crew members from the famous 617 Squadron that flew Lancasters.

The three properties within this exclusive, gated development have been finished to an extremely high standard, each fitted with a bespoke handmade, hand painted Neptune kitchen and either Villeroy & Boch or Porcelanosa sanitary ware. Internal oak doors, oak staircases and top of the range engineered hardwood external doors and sash windows add to the quality finish achieved here. Home comforts and the technical aspects have also been carefully considered with Cat 6 cabling throughout, aerial points in every room and underfloor heating included as standard in all three properties.

A high level of detail has been observed during their conversion / build with the former stables and cottage retaining many of their period features such as the solid oak beams, Staffordshire bricks and exposed trusses. Roof coverings have been completed in Stafford blue tiles in order to return the properties façades to their original form.

To the east aspect a glazed entrance door leads immediately into the stunning dual aspect kitchen diner which is fitted with a hand built, hand painted Neptune kitchen finished in a dove grey colour with a central chef's island and quartz work surfaces. Fitted with a breakfast bar area and including a range of integrated under counter AEG appliances to include a fridge, freezer, washing machine and a NEFF dishwasher in addition to a Rangemaster oven with five burner gas hob.

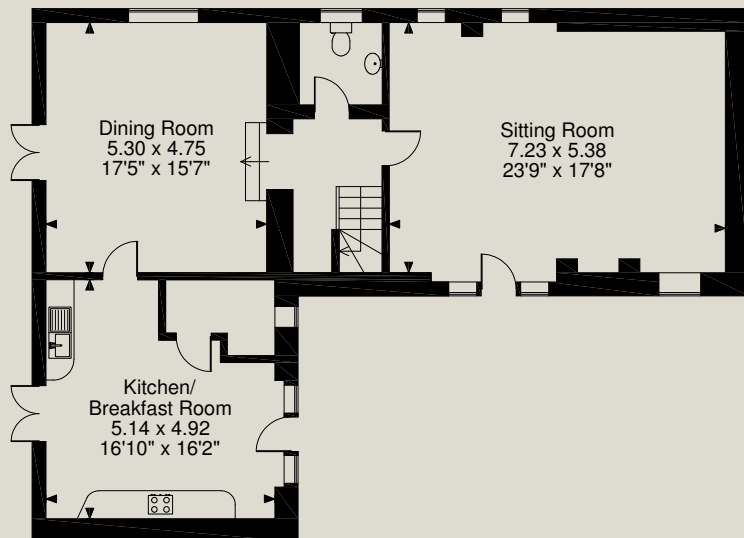
The kitchen leads onto a well-proportioned dining room featuring oak flooring, exposed original beams and French doors out to the rear. An open doorway carries on from the dining room into the internal lobby area, off which sit a ground floor W.C and the large, delightful sitting room, also benefitting oak flooring with a glazed door out to the front aspect.

Stairs ascend from the inner lobby to the first floor landing, off which sit three double bedrooms to include the superb master suite, spanning the entire width of the property with fantastic dual aspect countryside views and boasting a vaulted ceiling with exposed oak beams, a separate dressing room and a three piece en suite shower room, fitted with a wall mounted sink vanity unit, a low level W.C, a walk-in shower and a heated towel rail.

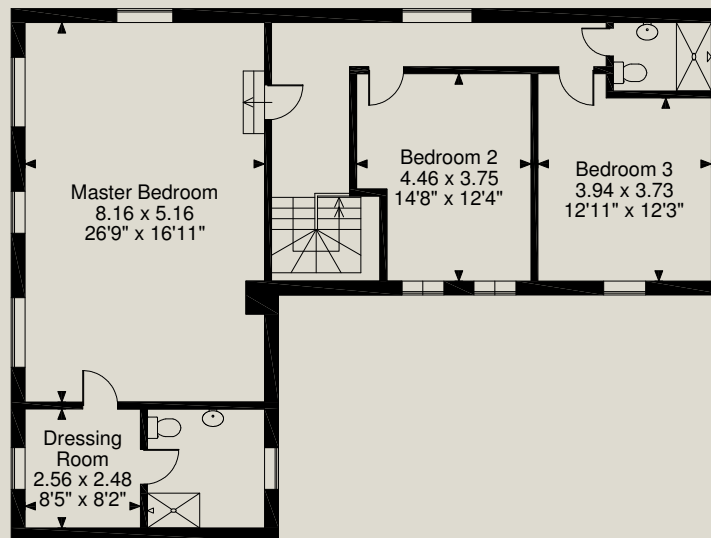


FLOORPLANS

Main House gross internal area = 2,291 sq ft / 213 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The remaining two bedrooms face the front of the property and also feature fully vaulted ceilings with exposed original beams. A three piece shower room to the end of the landing serves bedrooms two and three.

OUTSIDE

To the front aspect there is a block paved drive off the private access road, providing off street parking for at least three vehicles. Occupying the east elevation, the rear garden enjoys open countryside views and is made up of a flagstone patio accessible off the dining room, kitchen diner and via the side of the property, with the remainder laid to lawn, all bound by post and rail fencing with newly planted beech hedge saplings.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, LPG fired central heating, septic drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.

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