

Sutherland

Kingstanding, Needwood, DE13 9PE

John  
German



**Stamp duty incentive subject to T&C's\***



John German ©

# Sutherland

Kingstanding, Needwood, DE13 9PE

£475,000

Set in an idyllic countryside location with this superb new home set in a bespoke collection of barn conversion style properties featuring an impressive dual aspect living room, brand new kitchen, three good size bedrooms, en suite, a family bathroom, gardens and parking.



John German 

Escape to the country with this beautiful new home set in a bespoke collection of barn conversion style properties in a location steeped history by the former hunting lodge for King George IV. Tucked away in the peaceful Staffordshire countryside, the development enjoys the tranquillity of rural life while remaining conveniently close to the vibrant village of Barton-under-Needwood. Here you'll find a selection of pubs, cafés, independent shops, a doctors' surgery, and excellent community amenities and with St Georges Park close by. The location also provides excellent access to Lichfield, Burton upon Trent, and Uttoxeter, with the A38 nearby for easy commuting.

Step inside to a bright, airy interior ready for its first owner. The property has the luxury of LPG underfloor heating to the ground floor and radiators to the first floor. The heart of the home is a stunning kitchen and an open plan living/dining area, ideal for both family life and entertaining. The kitchen features integrated appliances including oven, hob, fridge/freezer, dishwasher and a sink perfectly positioned beneath a window overlooking the gardens. From the living/dining room, French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

To the first floor where the landing with skylights has doors leading off to three bedrooms, the master impresses with plenty of space, skylights and a new ensuite shower room. There are two further bedrooms sharing a lovely well appointed new bathroom.

Gardens to the rear have shaped lawns, a blocked paved terrace, hedging and gate out to a driveway. To the front there are communal residents courtyard style gardens with a water feature. The property is accessed via a private, gated road shared exclusively with fellow residents and properties, ensuring privacy and a true sense of community.

**Agents note:** We understand there is an Estate Management service charge currently in the region of £350 per annum that covers the communal courtyard garden, electric gates and septic tank that serves the properties within the development.

**What3words:** //dwell.gravitate.coconuts

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared septic tank, installed in 2016, we would recommend buyers check its suitability.

**Heating:** LPG oil

(Purchasers are advised to satisfy themselves as to their suitability).

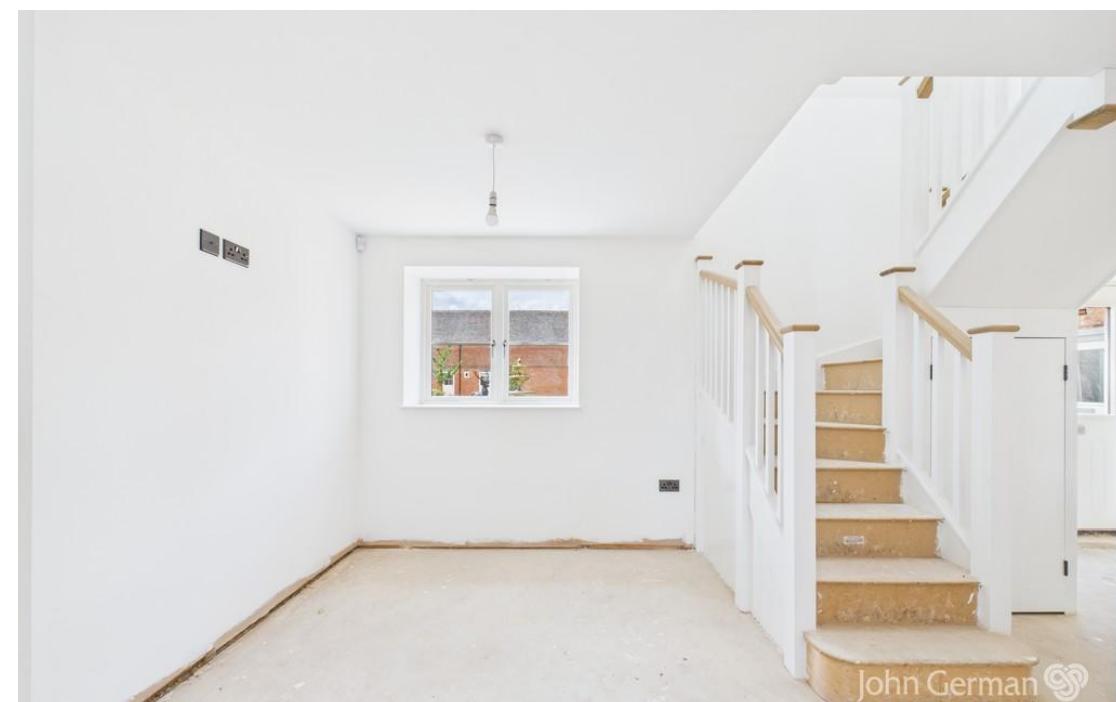
**Broadband type:** ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

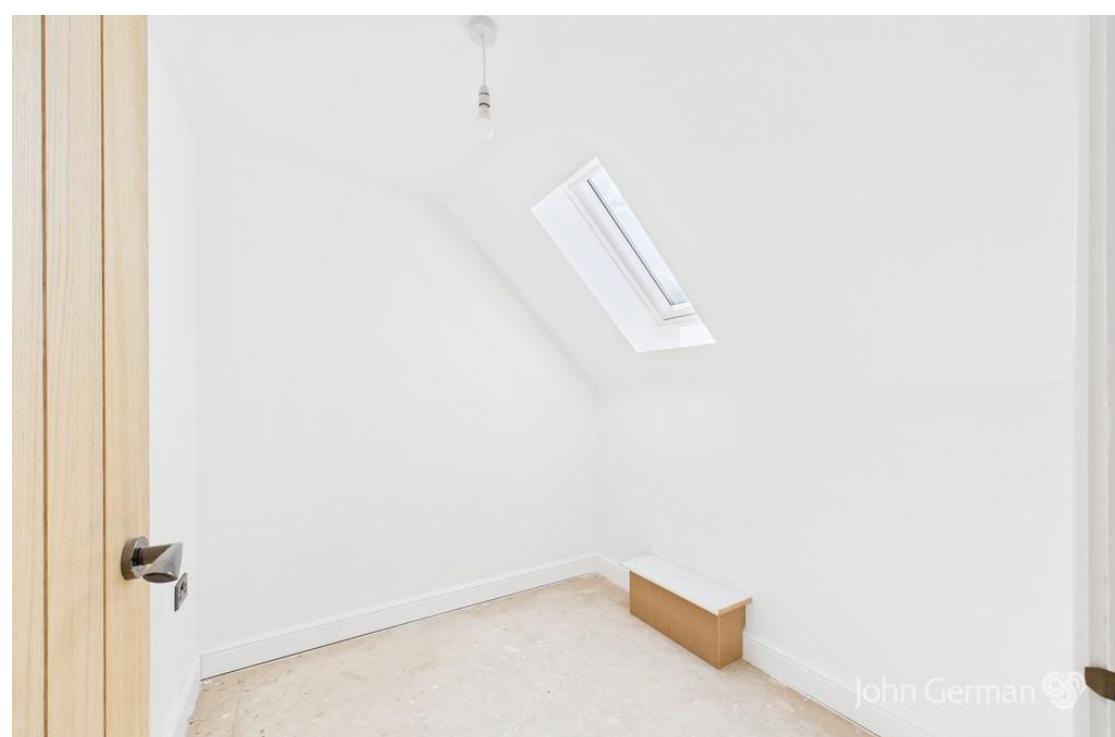
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16072025







Approximate total area<sup>(1)</sup>

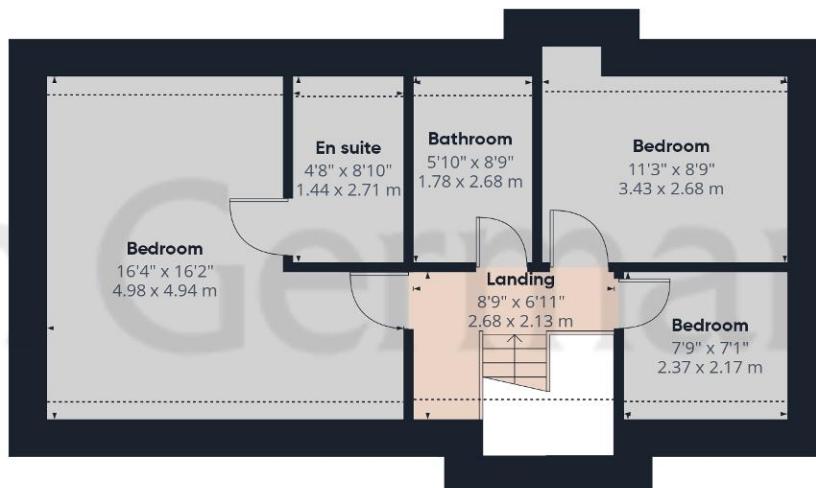
1145 ft<sup>2</sup>

106.4 m<sup>2</sup>

Reduced headroom

67 ft<sup>2</sup>

6.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

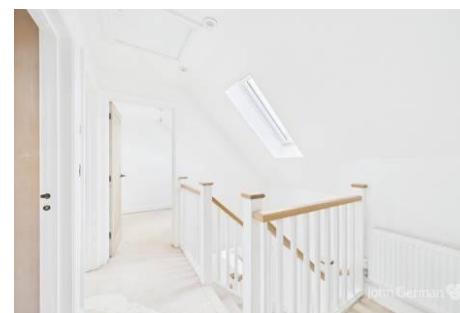
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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