



2 Highfield Drive (off Ashby Road), Burton-on-Trent,  
Staffordshire, DE15 0LH

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 2 Highfield Drive (off Ashby Road), Burton-on-Trent, Staffordshire, DE15 0LH

# £795,000

Bill Tandy and Company Lichfield, are delighted to offer for sale this rare opportunity to acquire this highly unique and breath-taking traditional residence once being the home/investment property for the Marquess of Anglesey. The property enjoys an abundance of traditional features with lavish and high-end quality materials throughout and versatile living accommodation. Set within approximately 1.3 acres of garden, parking and garaging which includes the access driveway into this small collection of fine homes, early viewings are highly recommended. Arranged on three levels, the house is situated within a secluded position on the edge of Burton on Trent, a highly sought-after location that is the home to some of the most renowned schools within England such as Repton Boarding School, one of the most desirable Schools in the UK. The property comprises an entrance porch, W.C., grand hallway, four reception rooms, generous size breakfast kitchen room and access to the basement. The basement of the property is extremely spacious, comprising of a double shower, utility room, gymnasium with sauna and wine store. Arranged on the first floor are five bedrooms, two bathrooms and additional en-suite. Outside set off the long entrance drive is a range of garaging, ample parking with gardens surrounding the property.



### LOCATION

This secluded position within Burton Upon Trent enjoys a range of desirable schooling including John Taylor High school, with a Ofsted 'Outstanding' rating, and independent schools in the area include Repton, Lichfield Cathedral and Abbotsholme. The market town of Burton where there are a number of health and leisure facilities, such as a cinema, shops, restaurants, a library and more, and both the FAs St Georges Park and Hoar Cross Hall are within a short drive, each offering a members only gym and restaurants. The property is well placed for access to commuter routes including the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and Birmingham International and East Midlands can both be reached within 40 minutes. Nearby Equestrian Centres including Eland Lodge and Marchington Field, and both the Peak District National Park and Cannock Chase.

### THE PROPERTY IS ARRANGED ON THREE LEVELS TO COMPRISE:

#### ON THE GROUND FLOOR

#### PORCH AND W.C.

#### GRAND HALLWAY

#### RECEPTION ROOM 1: DRAWING ROOM

4.44m x 6.8m into bay (14' 7" x 22' 4")

#### RECEPTION ROOM 2: DINING ROOM

4.71m x 4.57m (15' 5" x 15' 0")

#### RECEPTION ROOM 3: FAMILY ROOM

5.06m x 4.98m (16' 7" x 16' 4")

#### RECEPTION ROOM 4: SITTING ROOM

5.99m into bay x 7.49m (19' 8" x 24' 7")

#### BREAKFAST KITCHEN

5.42m x 5.94m (17' 9" x 19' 6")



#### ON THE BASEMENT

Set within the lower level, the basement enjoys a collection of rooms with versatile and multi purpose usage providing an ideal additional space to the main living accommodation. The Basement currently comprises a lower hall, utility room, gym, wine store and shower room.

#### ON THE FIRST FLOOR - LANDING

#### BEDROOM 1

5.24m x 5.09m (17' 2" x 16' 8")

#### BEDROOM 2

4.08m x 5.97m (13' 5" x 19' 7")

#### BEDROOM 3

4.75m x 3.51m (15' 7" x 11' 6")

#### BEDROOM 4

5.67m x 4.8m (18' 7" x 15' 9")

#### BEDROOM 5

4.31m x 3.53m (14' 2" x 11' 7")

#### BATHROOM 1

4.32m x 3.29m (14' 2" x 10' 10")



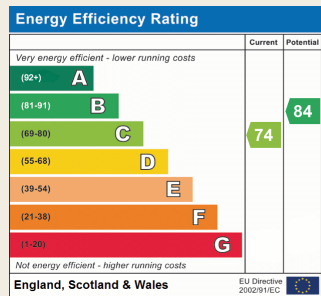
## BATHROOM 2

3.22m x 2.55m (10' 7" x 8' 4")

## OUTSIDE

The property is set within a total plot of approximately 1.3 Acres. Approached via a long shared driveway (in the ownership of the property), the entrance to the property access a range of parking, garaging with garden s set to the rear and left hand side of the property. The outside enjoys scope to be further developed (subject to permissions required).

## COUNCIL TAX BAND G



## TENURE

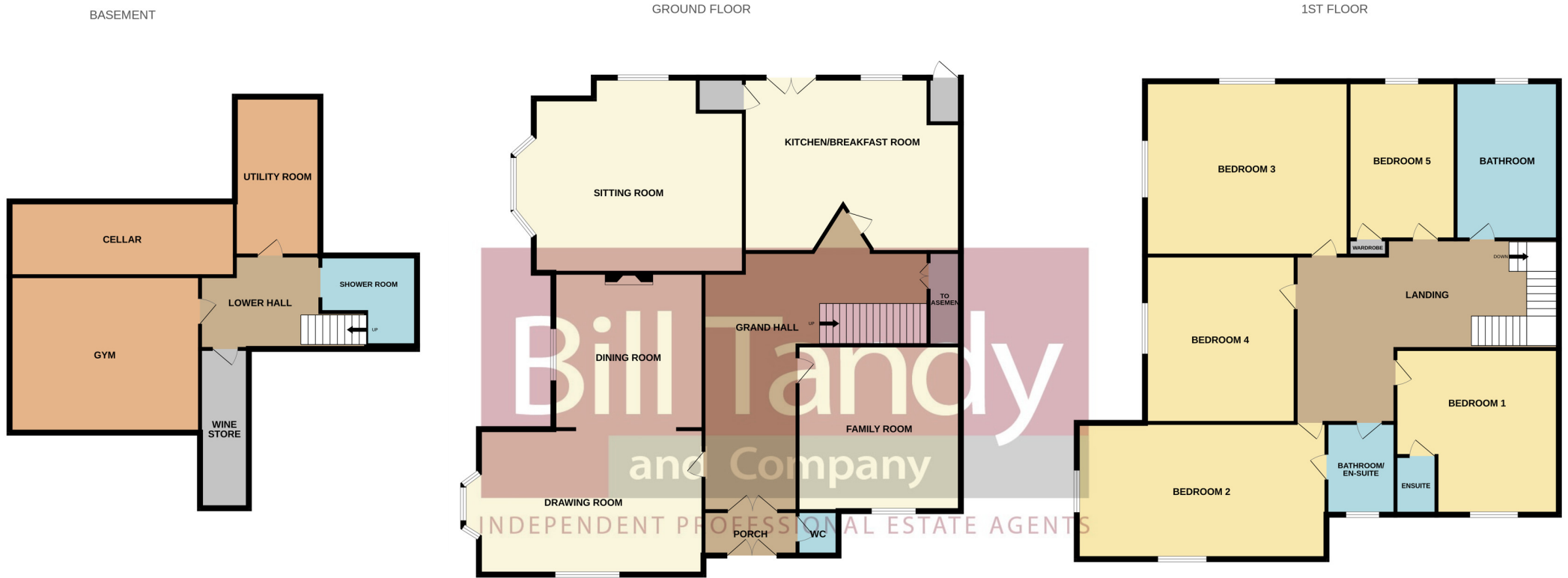
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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