



Guide Price £610,000

5 Bedroom Detached House for sale
166 Scalpcliffe Road, Burton-on-Trent



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SALES AND LETTINGS



Overview

Enquire via our EweMove website to view Shercliffe Villa, a charming Edwardian detached residence steeped in history, dating back to 1902. Once the cherished abode of a Brewery Manager, this unique property exudes character and charm, occupying an expansive plot in a highly sought-after location.



Key Features

- Edwardian Property
- Grand Staircase & High Ceilings
- Large Living Room/Dining Room
- Study/Snug With Log Burner
- 4 Spacious Bedrooms + Single/Dressing Room
- Large Family Bathroom & Master With Ensuite
- Extensive Gardens To Rear
- Sought After Location
- Viewing Essential



Shercilffe Villa is a perfect blend of history, character, and modern living. Enquire through our EweMove website for an exclusive viewing.

RECEPTION HALL

Step through the ornate stained glass entrance door into a grand reception hall adorned with the original flooring, where a splendid staircase leads to a gallery landing.

LIVING ROOM

The living room unfolds as a breath-taking spectacle with its lofty ceilings, picture rail, and a feature gas fireplace. A double glazed bay window, crowned with French doors, opens to reveal the enchanting rear garden. Bi-fold style doors with beautiful stained glass windows above lead through to:



DINING ROOM

The dining room, a space mirroring the elegance of the living room with its picture rail, open fireplace, original hand painted glazed side windows and and original framed double glazed bay window.

SITTING ROOM/SNUG

The second sitting room beckons, offering an elegant haven for work or relaxation beside the log burner. Noteworthy features include cornicing with unique curved edging, and an original double glazed bay window.

GUEST CLOAKROOM

Located in the hallway, newly re-fitted with a white close coupled w.c. and wash hand basin, and part tiled walls.

DINING KITCHEN

Having recently been upgraded, the kitchen is fitted with a range of quality oak units, new granite work surfaces and ceramic sink & tap, new LTV flooring with underfloor heating. Integrated appliances include dishwasher, fridge and freezer and a new range style dual energy cooker (included in the sale),. A large double glazed picture window frames the extensive rear gardens. There are two further double glazed side windows and a door leads to a large paved patio area. Door to:

UTILITY

L-shaped utility with a storage cupboard with sliding full height doors, base unit with work surfaces over incorporating sink, space for appliances and single glazed window to rear.

FIRST FLOOR LANDING

Ascend the grand staircase to the first-floor landing, where a galleried space with ornate frosted glass sky light, leads to five distinctive bedrooms, four being doubles. A partially floored loft space with lighting is accessed via a wooden pull down ladder.

BEDROOMS

The principal bedroom, a spacious retreat, features original style double glazed sash windows, fitted wardrobes, and elegant cornicing. Its ensuite is a traditional sanctuary with a walk-in shower cubicle, vanity unit with washbasin, bidet, and close-coupled w.c. It is fitted with underfloor heating and a heated towel rail.

Bedrooms two, three, and four offer generous proportions, each boasting unique features such as fitted wardrobes, dressing tables, and picturesque windows. All bedroom windows are double glazed.

The fifth bedroom, a charming single, presents versatility as an ideal dressing room, conveniently accessible from the principal bedroom. A double glazed

door leads onto a front balcony.

FAMILY BATHROOM

The recently refurbished family bathroom completes the upper level with a luxurious four-piece suite, including a Jacuzzi bath, separate shower cubicle, and a range of fitted wall and base/sink units as well as a heated towel rail. The bathroom is fully tiled with new underfloor heating.

FURTHER UPGRADED FEATURES

The present owners have made significant improvements to the property to further enhance its liveability, including double glazing to the front elevation (the entire property is now double glazed), new radiators, new electrical safety certificate with upgrades and new consumer unit.

OUTSIDE FRONT & REAR

Outside, the property is framed by a dwarf brick wall, leading to a block-paved drive providing ample off road parking. The rear gardens enchant with mature landscapes, featuring a paved patio, expansive lawns, and shrubbed gardens against a backdrop of open countryside. The upper level garden also includes a large potting shed and mature plants and trees. A newly installed large wooden shed with double door access provides ample storage space.

LOCATION

The Scalpcliffe Road postcode has long been one of Burton's most popular residential areas due to the varied selection of charming period homes and also the ease of access to Burton town centre which offers a full selection of amenities including retail outlets, leisure facilities, retail parks, restaurants and bars. Also within easy reach is schooling at all levels. The property is also close to Burton Squash and Tennis Club together with pleasant walks along the banks of the River Trent.

Located on the outskirts of Burton, the M42 motorway gives access to the Midlands cities of Derby, Nottingham, Leicester and Birmingham. Regional and national rail travel is readily available from Burton-on-Trent, providing direct links to major cities and international airports such as Birmingham and East Midlands are readily accessible.

Floorplans

GROUND FLOOR
1183 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



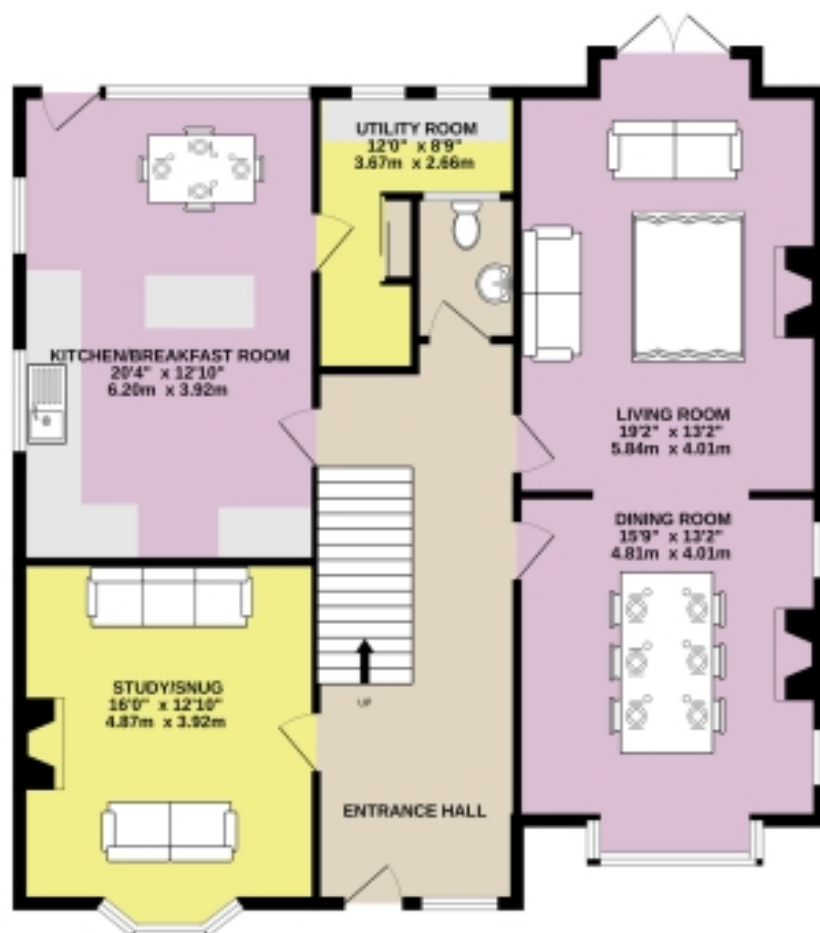
TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

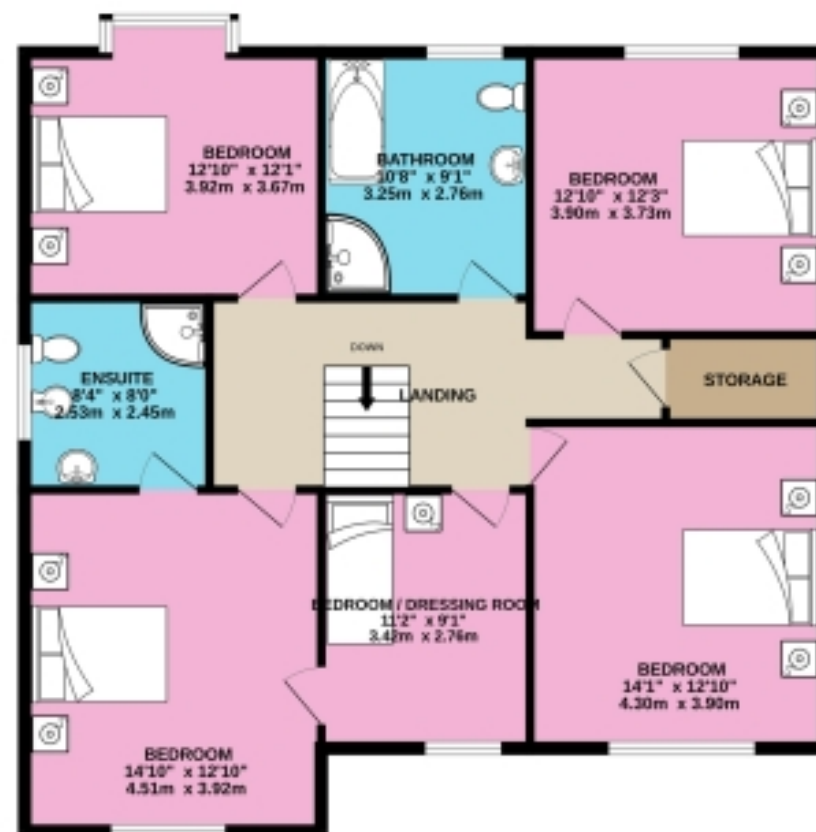
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by Ewemove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com



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