

Burwood,
Hill
Ridware,
Staffordshire

Swarbourne Cottage, Newborough End
Burton-on-trent

£1,195,000





Swarbourne Cottage stands within a small rural hamlet between Hoar Cross and Newborough, surrounded by open countryside and neighbouring farmland. Behind its traditional exterior lies a substantial family home extending to more than 3,000 square feet, with five bedrooms, generous reception rooms, a paddock, useful outbuildings and gardens that look across the surrounding fields. There is the added bonus of granted planning permission for a double garage and garden studio (4m x 7m). Documents are available for inspection.

The setting is one of the property's greatest strengths. There is a genuine sense of openness here, with views stretching beyond the garden boundaries and a landscape that changes from field to field rather than house to house. Despite its rural surroundings, everyday amenities remain within easy reach, creating a balance that many buyers seek but rarely find.



The house has been significantly enlarged over the years, resulting in accommodation that feels practical, comfortable and exceptionally versatile. The original rooms retain a sense of character and familiarity, while later additions have introduced larger spaces suited to family life, entertaining and spending time together.

The reception hall provides an inviting introduction to the house, with oak detailing and a staircase rising through the centre of the home. From here, the principal reception rooms unfold naturally, each enjoying views of either the gardens or the surrounding countryside.

The sitting room is a particularly welcoming space. Large enough to accommodate family gatherings and social occasions, yet comfortable enough for everyday use, it enjoys windows to multiple elevations and direct access to the terrace and gardens beyond. At its centre, a Stovax multi-fuel stove provides a focal point during the winter months, while French doors allow the room to open directly onto the garden during the warmer seasons.

For those who work from home or simply require a quieter retreat, the study provides a dedicated space away from the main living areas. Looking out across the garden, it is equally suited to professional use, reading, hobbies or creative pursuits.

The kitchen has been designed with equal emphasis on appearance and practicality. Traditional cabinetry sits alongside marble work surfaces and a substantial breakfast bar, creating a room that feels timeless rather than trend driven. Integrated appliances have been carefully incorporated, while the layout ensures there is ample preparation space for both family meals and larger occasions.

Beyond the kitchen, the character of the house changes subtly. A contemporary extension has introduced one of the most impressive spaces within the property, creating a remarkable living and dining room with a dramatic vaulted ceiling and extensive glazing. The scale of the room is immediately apparent, yet it remains welcoming rather than formal.

The gable window draws in uninterrupted views across the surrounding countryside, while bi-fold doors open directly onto the terrace, creating a natural relationship between the house and garden. Whether hosting a celebration, gathering family around the dining table or simply enjoying a quiet morning coffee, this room accommodates every part of daily life with ease.



A utility room sits conveniently alongside the kitchen, providing valuable additional storage and laundry facilities while keeping the main living areas uncluttered.

The first floor is arranged around a central landing which leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys a range of fitted furniture together with its own en-suite shower room, creating a comfortable and private retreat at the end of the day.

A second double bedroom benefits from an adjoining dressing room, providing flexibility for growing families, guests or those seeking additional wardrobe space. The third bedroom on this floor is equally generous and enjoys views across the surrounding landscape.

The family bathroom has been fitted with considerable attention to detail and centres around a freestanding bath, complemented by a separate shower enclosure and contemporary fittings. It is a room that feels both practical and indulgent in equal measure.

The second floor adds a further layer of flexibility to the accommodation. Two additional double bedrooms are served by a shower room, creating an ideal arrangement for older children, visiting guests or multi-generational living. These rooms enjoy a degree of privacy from the principal accommodation below, making them particularly adaptable as family requirements change over time.







