



The Burnt Gate, Hopley Road, Anslow, DE13 9PY



Enjoying dual aspect countryside views is The Burnt Gate, an executive detached village residence offering generously proportioned and immaculately presented family interiors, five bedrooms and superb outside space including landscaped gardens, parking and a detached double garage. Completed in 2021, this individually designed detached home has received further upgrades to include a refitted cloakroom and master en suite (completed 2023), bespoke fitted wardrobes to three of the five bedrooms, a bespoke panoramic fireplace and media wall to the lounge, alongside landscaping to the rear gardens. The interiors comprise briefly oak framed porch and central

reception hall, two spacious reception rooms, open plan family dining kitchen, utility and refitted cloakroom to the ground floor, with five bedrooms to the first floor serviced by a family bathroom. The master suite benefits from a private dressing room and an en suite bathroom. Outside, a driveway shared with one neighbour leads to a detached double garage and private parking, and the rear gardens extend to a superb size, enjoying much privacy and pleasant views over open fields. The Burnt Gate is serviced by mains gas central heating and double glazed windows.

Nestled within picturesque Staffordshire

countryside, The Burnt Gate lies just minutes away from the heart of Anslow, where amenities including a pub, the Holy Trinity Church and the Moseley Academy Primary School can be found. The primary school feeds into the renowned John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and independent schools in the area include Repton, Lichfield Cathedral and Abbotsholme. Anslow lies around 3 miles from the market town of Burton where there are a number of health and leisure facilities including shops, restaurants, a library, gyms and a golf and country club, and both the FAs

St Georges Park and Hoar Cross Hall are within a short drive each offering a members only gym and restaurants. Both the Peak District National Park and Cannock Chase can also be reached in around half an hour. 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.



- Executive Detached Residence
- Dual Aspect Countryside Views
- Generously Proportioned & Immaculately Presented Family Interiors
- Open Plan Dining Kitchen
- Two Spacious Reception Rooms
- Central Reception Hall
- Utility & Refitted Cloakroom
- Five Good Sized Bedrooms
- Master with Refitted En Suite & Dressing Room
- Family Bathroom
- Parking & Detached Double Garage
- Generous & Secluded Gardens
- Desirable Village Setting
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities





A paved pathway and oak framed porch lead to the composite entrance door, which opens in turn into:

Reception Hall 5.5 x 2.45m (approx. 18'0 x 8'0)

A spacious welcome to this executive home, having engineered oak flooring, stairs rising to the first floor with storage beneath and doors opening into:

Family Room 3.86 x 3.63m (approx. 12'8 x 11'11)

A versatile space ideal as a home office, playroom or snug, having a window to the front with pleasant views

Stunning Lounge 7.75 x 4.0m (approx. 25'5 x 13'1)

A most impressive reception room having dual aspect bifold doors to the rear, a window to the front and a contemporary triple sided panoramic electric fireplace with media wall recess above housing space for a 70 inch TV

Open Plan Dining Kitchen 6.0 x 4.98m (approx. 19'8 x 16'4) – max

Another immaculate and generously proportioned space, being fitted with a range of gloss wall and base units with granite worksurfaces over, housing an inset sink and integrated appliances including Bosch dishwasher, oven, microwave and induction hob. A window faces the rear, there is a further integrated fridge freezer and the central island houses additional storage and a breakfast bar. Tiled flooring extends into the **Dining Area** where bifold doors open out to the rear gardens, enjoying pleasant views over the gardens and countryside beyond



Utility 2.4 x 1.6m (approx. 7'10 x 10'8)

Fitted with wall and base units coordinating with those of the kitchen, having inset stainless steel sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the rear gardens and the utility has tiled flooring. The Worcester boiler is also housed in here



Refitted Cloakroom

Comprising wash basin set to vanity unit and WC, with tiled flooring, tiled splash backs, further fitted storage and a heated towel rail



Stairs rise to the first floor **Galleried Landing**, having access to the loft, a door into the **Airing Cupboard** and further doors opening into:

Master Suite 5.38 x 3.99m (approx. 17'8 x 13'1)

A spacious principal bedroom having a window to the rear and fitted wardrobes. With private use of

Dressing Room 2.4 x 1.91m (approx. 7'10 x 6'3)

Having a window to the front and fitted wardrobes

En Suite Bathroom 2.35 x 1.95m (approx. 7'8 x 6'4)

Refitted in 2023, the bathroom comprises a quality suite comprising wash basin set to vanity unit, WC and double ended bathtub, with tiled flooring, tiled walls, an obscured window, a fitted mirror with lighting and Bluetooth and a heated towel rail

Bedroom Two 3.86 x 3.63m (approx. 12'8 x 11'11)

Having a range of bespoke fitted wardrobes and drawers, and a window to rear enjoying rural views

Bedroom Three 3.15 x 2.87m (approx. 10'4 x 9'5)

Another double room having a window to the front with shutters and fitted wardrobes

Bedroom Four 3.48 x 3.25m (approx. 11'5 x 10'8)

A fourth double room having a window to the rear overlooking idyllic garden and countryside views

Bedroom Five 2.87 x 2.5m (approx. 9'5 x 8'2)

Having a window to the front with shutters enjoying rural views

Family Bathroom 4.0 x 2.08m (approx. 13'1 x 6'10)

Comprising wash basin and WC set to vanity units, bathtub and separate shower, with tiled flooring, half tiling to walls, a heated towel rail and an obscured window to the side









Outside

The property is set back from Hopley Road at an elevated position, highlighting idyllic open views to the front. The property has neatly tended fore gardens and a paved pathway leading to the front door, and a tarmac drive shared with one other property leads to the rear aspect where there is gated access into the garden and private parking. The block paved driveway gives access into:

Detached Double Garage 5.5 x 5.5m (approx. 18'0 x 18'0)
 Having power, lighting and an electric roller door

Landscaped Rear Garden

Enjoying an excellent degree of privacy, the landscaped rear garden is laid out on a paved terrace which wraps around the property, providing a pleasant space for outdoor entertaining. The terrace leads onto generous lawns where a post and rail fence allows for pleasant views to the rear, and the garden benefits from exterior lighting, power points and a water point. A second gated access leads out to the front aspect



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.