



Little Gables, Church Lane, Hanbury, DE13 8TF

Set within a stunning south facing garden plot overlooking idyllic open views to the rear is Little Gables, a well appointed and generously proportioned three bedroom family home set in the heart of Hanbury. Showcasing immaculately presented interiors and a tranquil setting within an 'Outstanding' school catchment area, this executive detached home is set within an established garden plot presenting potential to extend (subject to relevant permissions), with the existing accommodation already lending itself to modern day family life and those looking for a taste of rural living. Both a reception hall and boot room give access into the property,

where accommodation extending over two floors is laid to two reception rooms, a modern breakfast kitchen and utility, further garden room, cloakroom, three excellent double bedrooms and a modern family bathroom. Outside, a sweeping driveway to the front provides parking for a number of vehicles as well as access into the garage, and a raised terrace within the immaculately tended rear garden highlights open countryside views to the rear. Little Gables is serviced by oil central heating, double glazed windows and mains drainage.

Little Gables lies in the heart of the popular

village of Hanbury, a charming rural community home to amenities including a public house and restaurant, Church, a cricket club and playing fields. This thriving village centres around the Memorial Hall, where a variety of sporting and community events for all ages are held throughout the year. The beautiful setting is renowned for outdoor pursuits and the picturesque Derbyshire Dales can be reached within a short drive. The village resides within the catchment area for the Needwood Church of England Primary in Newborough and the Mosley Academy in Anslow, both of which feed into John Taylor High in Barton under

Needwood which maintains an Ofsted 'Outstanding' rating. The John Taylor Free School is also within an easy drive.

Further convenience facilities can be found in Tutbury where there are an array of traditional pubs, shops, cafes and the historic Tutbury Castle, and the market towns of Uttoxeter and Burton on Trent offer supermarkets, shopping centres, train stations and further everyday amenities. The property is within easy reach of various commuter routes such as A515, A38 and A50 and the international airports of Birmingham and East Midlands both lie within a comfortable drive.



- Executive Detached Family Home
- Established South Facing Plot
- Tranquil Open Outlook to Rear
- Desirable Rural Village Setting
- Two Reception Rooms & Garden Room
- Modern Breakfast Kitchen & Utility
- Reception Hall, Cloakroom & Boot Room
- Three Excellent Double Bedrooms
- Modern & Luxurious Family Bathroom
- Ample Parking & Garage
- Beautifully Tended Front & Rear Garden
- Open Rural Countryside to Rear
- 'Outstanding' School Catchment
- Well Placed for Rural Pursuits & Commuter Routes

Reception Hall

The front door opens into this spacious hall, having a bespoke Neville Johnson oak and glass staircase rising to the first floor and a bay window to the front aspect with pleasant garden and rural views. Doors open into the **Cloakroom** and:

Lounge 5.78 x 3.93m (approx. 19'0 x 12'11)

A generous and beautifully presented reception room, having a period style open fireplace, a window to the rear and double doors opening out to the gardens. Opening into:



Dining Room 2.9 x 2.83m (approx. 9'6 x 9'3)

A window facing the rear enjoys garden and countryside views, and a glazed door leads into:

Breakfast Kitchen 5.05 x 3.1m (approx. 16'7 x 10'2)

An upgraded kitchen comprises shaker style wall and base units with granite work surfaces over house an inset Franke sink and an oil fired Rayburn range (can also provide hot water), with integrated appliances including a fridge freezer, wine fridge, microwave, Bosch oven and induction hob. The central island provides a breakfast bar as well as additional workspace and storage, there is a window to the rear overlooking idyllic rural views and tiled flooring extends into:

Utility 2.13 x 1.78m (approx. 7'0 x 5'10)

Fitted with wall units coordinating with those of the kitchen, with a fitted worktop housing spaces for a washing machine, tumble dryer and dishwasher. There is a window to the rear and the oil fired boiler is also housed in here

Garden Room 10.33 x 1.67m (approx. 33'11 x 5'6) (including **Boot Room**)

A door from the kitchen opens to a useful **Boot Room** area, having a double glazed solar glass roof and a UPVC door opening out to the front aspect, providing an alternative entrance in to the property. Tiled flooring extends toward the rear of the property and into this charming and versatile reception room. Full height windows and double doors open out to the rear, highlighting idyllic views over the gardens and countryside beyond



Cloakroom

Comprising a white suite having pedestal wash basin and WC, with tiled walls and a window to the front





Stairs rise to the first floor part galleried **Landing**, having a fitted **Airing Cupboard**, access to the loft and doors opening into:

Master Bedroom 5.11 x 5.10m (approx. 16'9 x 16'9)
A spacious principal bedroom, having dual aspect windows overlooking idyllic rural views to both the front and rear. There is a study area which provides space for conversion into an en suite if required

Bedroom Two 4.8 x 3.94m (approx. 15'8 x 12'11)
Another double room having a window to the rear overlooking the rear garden and views beyond

Bedroom Three 3.03 x 2.83m (approx. 9'11 x 9'3)
A third double room, having a picture windows overlooking the gardens and countryside beyond

Family Bathroom
This well appointed and thoughtfully remodelled bathroom comprises wash basin and WC set to a range of contemporary gloss vanity units, bathtub and separate cubicle with electric shower, having feature LED lighting, a fitted LED mirror and a heated towel rail. The bathroom has Karndean flooring, half tiled walls and a window to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		









Outside

Little Gables is set back from the lane beyond a generous frontage, having a sweeping block paved driveway providing parking for a number of vehicles. Beautifully tended lawned gardens extend to the front aspect, being bordered by mature hedging and foliage. A pedestrian gate gives access to the side into the rear garden and there is PIR lighting to the front

Garage 4.98 x 2.96m (approx. 16'4 x 9'9)

With a manual entrance door to the front, power, lighting, a courtesy door to the rear and a water point

South Facing Gardens

Extending to a superb size and enjoying an excellent degree of privacy, the immaculately tended rear garden is laid to an elevated terrace with steps leading down to manicured lawns, all enjoying a tranquil open aspect to the rear. There is exterior lighting and the established garden plot offers potential to extend the property without encroaching on the garden size, subject to relevant permissions



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements, 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.