





Introducing a remarkable three-bedroom detached property located in the charming village of Hanbury in the UK. Nestled within a picturesque setting, this property boasts stunning views of the surrounding countryside.

One of the standout features of this property is its expansive third of an acre plot, which has been meticulously landscaped to enhance its beauty. As you approach the property, you are greeted by a captivating driveway that adds to its overall appeal.

The external façade of the property exudes elegance and character, with its distinct stained glass windows that shimmer in the sunlight and a tiled bay fronted window complemented by an arched storm porch at the front entrance. This blend of traditional charm and modern aesthetics creates a truly captivating sight.

Step inside, and you will be greeted by three spacious reception rooms, perfect for both formal gatherings and relaxed family moments. The dining room, in particular, boasts a spectacular picture window that provides panoramic views of the rolling landscape. With views from almost every window in the house, this property offers a seamless connection with the breathtaking surroundings.

Immaculately preserved and maintained over the years by its current owners, this property is a testament to their love and care. Every detail has been thoughtfully considered, resulting in a home that combines elegance with modern comforts.



 **ABODE**
SALES & LETTINGS

Location

Hanbury Village, situated 7 miles between Burton upon Trent and Uttoxeter, is a charming headland that rises 250ft above the Dove Valley, offering picturesque views of the beautiful rolling landscape, adjacent to the River Dove towards the Weaver Hills and Derbyshire Dales. While Hanbury isn't directly on a main road, the A50 is situated 2 miles to the north at Sudbury offers quick access to the M6 to the west and the M1 to the east.

The village is defined by the 13th Century Parish Church of St Werburgh and the nearby Water Tower, both of which make it a unique destination. Hanbury is primarily an agricultural area, and much of the land on the outskirts of the Parish belongs to The Duchy of Lancaster.

Hanbury Village is home to several buildings of historical importance, including The Thatches, a 15th Century building which was once a public house, and The Cock Inn, which was destroyed in 1944 by the Fauld explosion. Despite rebuilding two pubs after the war, the brewery mistakenly swapped the building plans, placing The Cock Inn in a small village in Hanbury instead of on a housing estate in Birmingham where it was intended.

The village offers plenty of activities and clubs for residents to enjoy, like gardening, cricket, bowls, badminton, singing, acting, and keep-fit classes. With easy access to numerous public footpaths, including walks that connect to villages like Tutbury, Fauld crater and Draycott in the Clay, Hanbury Village is a beautiful destination that offers something for everyone.



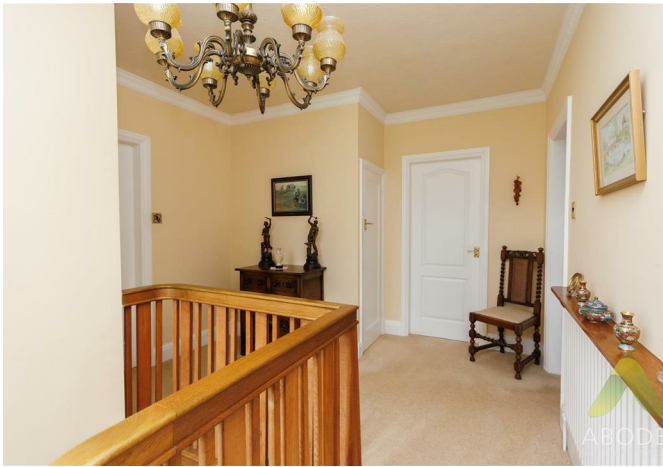




Accommodation

As you enter through the original Oak front entrance door, adorned with a central glazed diamond-shaped stained glass pane, you are greeted by a hallway featuring stunning Oak parquet flooring. The hallway also showcases a striking staircase with solid original Oak banister leading to the first floor, an under stairs WC/cloakroom, a beautiful stained glass window, elegant coving on the ceiling, and a decorative archway.

To the right of the hallway, you will find the living room, which boasts a recessed fireplace with a marble surround, two stained glass windows, a large double glazed window offering views to the front, a central heating radiator, coving on the ceiling, and a ceiling rose. This room has a unique charm that creates a warm and inviting ambiance. From the living room, a sliding double glazed door leads you to the conservatory, where panoramic double glazed windows provide an uninterrupted view of the adjacent rolling countryside.



On the left side of the hallway, you will discover the sitting room, featuring a bay fronted window with diamond lead-style windows, a stone fireplace with an electric fire, a central heating radiator, coving to ceiling, and a central ceiling rose. Directly across from the sitting room is the stunning dining room, offering a spectacular view through the sliding double glazed door. It also boasts a central heating radiator and ample space for a dining table, allowing you to enjoy your meals in a truly captivating setting.

As you continue down the hallway, you will come across the well-appointed kitchen, equipped with a selection of matching wall and base units. Other notable features include a one and a half bowl sink with a mixer tap and drainer, double glazed windows providing ample natural light, an integrated fridge freezer, a central heating radiator, and a convenient breakfast bar. The kitchen also grants access to a further conservatory, which offers additional space and leads to a boiler cupboard and a useful storage area. Furthermore, this conservatory provides access to the back garden, providing convenient access.

First Floor

The first floor landing is accessed from the entrance hallway via dog-leg staircase. This exquisite space features a magnificent stained glass window that bathes the area in natural light. Adding to the allure are a delightful ceiling rose, elegant coving to ceiling, a central heating radiator, and a practical airing cupboard. From here, you can access the inviting family bathroom and three bedrooms.

The master bedroom is a true oasis, offering a breath-taking view of the meticulously landscaped gardens and the picturesque countryside beyond. Complete with a central heating radiator, double-glazed diamond lead-style windows, a ceiling rose and coving to ceiling.









The guest suite boasts a central heating radiator, elegant coving to the ceiling, and a double-glazed diamond lead-style window that frames a picturesque view of the garden and the idyllic countryside beyond. Adjoining this lovely space are doors that lead to an en-suite bathroom and a walk-in wardrobe, providing a touch of luxury and convenience. The third bedroom offers a magnificent view of the rear aspect, overlooking the enchanting rolling countryside. This breathtaking scenery can be enjoyed throughout the year, in addition, the room features a central heating radiator and a window to ensure comfort and warmth. Completing the first floor is the three piece family bathroom, briefly comprising: corner bath, pedestal wash hand basin, low level WC and a double glazed window to the rear aspect.

Outside

Approached via an impressive double-gated driveway, this outstanding property boasts ample parking facilities. Nestled within approximately one-third of an acre of meticulously landscaped gardens, it exudes charm and tranquility. The expansive grounds offer a generously proportioned and well kept lawn, adorned with a variety of vibrant and flourishing borders. A captivating patio area provides the perfect vantage point to admire the breathtaking panoramic view of the rolling countryside. Adding to the allure, the property is bordered by lush hedges, ensuring privacy and seclusion. For added convenience, there is a handy shed available for storage purposes.





Floor 0



Floor 1

Approximate total area⁽¹⁾

144.18 m²
1551.97 ft²

Reduced headroom

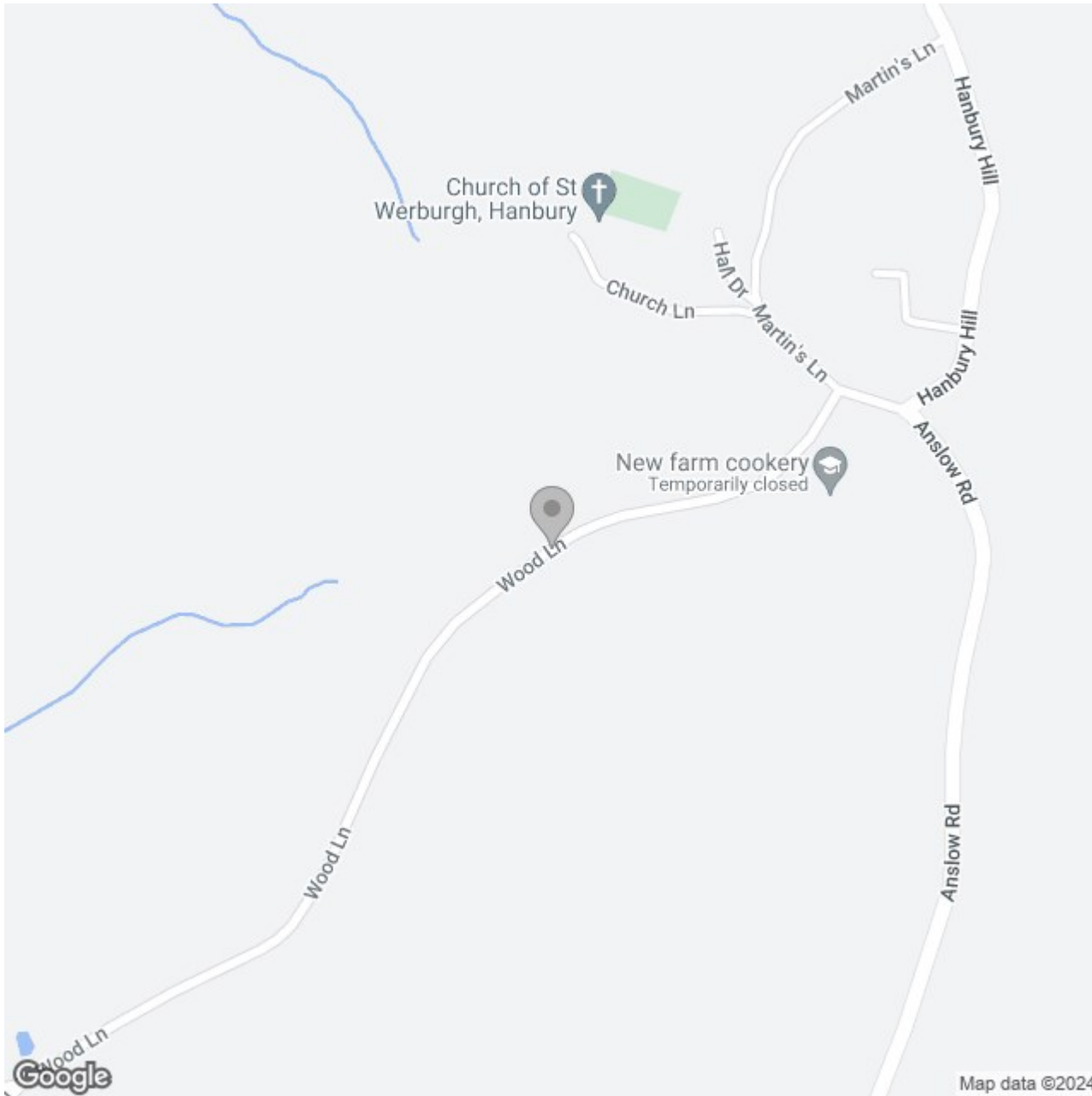
0.25 m²
2.67 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	