



46 Hanson Road
Loxley | Sheffield | South Yorkshire | S6 6RF

FINE & COUNTRY

46 HANSON ROAD



An exceptional home situated on the edge of The Peak District, occupying grounds approaching ¼ of an acre, enjoying southwest facing gardens, commanding breathtaking views towards High Bradfield and offering 5 bedroom accommodation with a breathtaking living kitchen and a detached home office / studio.



The ground floor enjoys an amazing living kitchen which incorporates a dining area, snug/playroom, utility and kitchen which has a bank of sliding doors opening to the rear garden, a separate lounge, hallway, boot room and a W.C. Over the first and second floors there are five bedrooms and three bathrooms. Externally, privately enclosed gardens back onto adjoining greenbelt farmland, a home studio / office offers versatile accommodation whilst there is a garage and parking for several vehicles.

The location is highly sought after offering the most idyllic of outdoors lifestyles, glorious open countryside on the doorstep whilst nearby villages offer associated services and amenities; Sheffield centre can be reached within a fifteen minute drive ensuring convenient access throughout the region and beyond by train or car. In short, a picturesque setting, a beautiful home benefitting from privacy, peace and quiet, yet close to open countryside, everyday amenities, transport links and an outstanding primary school.









Ground Floor

The entire ground floor has been architecturally remodelled. The entrance door opens into the reception hall, which has a cloakroom / W.C presented with a modern two-piece suite finished in white. There is a staircase to the first-floor level, separate access to both the lounge and living kitchen.

The lounge is positioned to the front aspect of the home and offers generous proportions, has a window to the front aspect with Plantation style shutters, whilst crittal style Aluminium sliding doors open to the living kitchen.

The living kitchen forms the hub of the home, in the main is positioned to the rear of the property and incorporates the kitchen, utility, dining area and a snug which extends to the front aspect of the home, with windows to two aspects. The kitchen enjoys underfloor heating and is presented with a bespoke range of furniture consisting of base cupboards and drawer units with matching wall cupboards and a Quartz work surface which incorporates a drainer and has an inset sink unit finished in copper with a matching mixer tap over. A central island with a Quartz surface extends to a breakfast bar, has cupboards beneath, with plinth LED down lighting. A complement of appliances by Neff includes an integral oven, a microwave convection oven with a warming drawer, two dishwashers, a five-ring gas hob with an extraction unit over and a wine fridge. There is space for an American style fridge freezer.

The adjoining utility is presented with furniture matching the kitchen and has a Quartz work surface which incorporates a copper sink with a mixer tap over, has plumbing for an automatic washing machine and complimentary tiling to the walls.

The room is flooded with natural light via two ceiling lanterns and a fully glazed rear wall incorporating sliding doors opening directly onto the rear garden inviting the outdoors inside whilst commanding stunning views over adjoining protected greenbelt farmland towards the Peak District.

The boot room offers a generous amount of accommodation, with shoe and coat cupboards to the expanse of one wall. A large picture window overlooks the gardens which are accessed from doors to both front and rear elevations.











First Floor

The landing has a staircase to the second-floor accommodation and a cupboard which is home to the hot water pressurised cylinder tank.

The principal bedroom suite is positioned to the rear aspect of the home, with a window set behind Plantation style shutters commanding breathtaking views over open countryside towards the Peak District. This room has a built-in double wardrobe and an en-suite shower room with a modern three-piece suite.

There are two additional bedrooms to this floor, a rear facing double room commanding stunning scenic views and a single bedroom which is positioned to the front aspect of the home.

The family bathroom is presented with a three-piece suite finished in white, comprising a low flush W.C, a pedestal wash hand basin and a panelled bath. The room has complimentary tiling and a frosted window.

Second Floor

The stairwell is flooded with natural light via a window and an additional Velux Skylight, which offers a glimpse of surrounding countryside.

There are two double bedrooms, both with Velux Skylight windows to the rear and traditional windows set behind Plantation style shutters to the front. A centrally positioned shower room is presented with a modern three-piece suite.







Externally

The property occupies a plot extending to just under ¼ of an acre, the front aspect has been landscaped to include a resin walkway to the front door, a parking bay and the drive which gains access to the garage and has double gates opening directly to a secure parking space and the side garden. To the rear elevation of the home is a lawned garden which enjoys a west facing aspect, is set within a recently rebuilt stone walled boundary backing onto scenic farmland. The remainder of the gardens extend to the side aspect of the home, offering a variation of established trees and vegetable beds.

Home Studio / office

A bespoke and fully insulated home studio / office has power, lighting, heating and water. A window overlooking the gardens and a personal entrance door.

Garage

A single garage with power, lighting and an up and over entrance door.







LOXLEY

Loxley Valley lies within the Parish of Bradfield just a couple of miles from the Peak District National Park, 5 miles northwest of the City of Sheffield, west of the village of Low Bradfield. The property enjoys a privileged position on the edge of beautiful countryside, offering an enviable external lifestyle, providing many varied and beautiful walks including Stanage and Ughill Moor, bridle paths and cycling routes. The area is home to Picturesque Reservoirs including Damflask, the Strines, Dale Dyke, Ladybower and Agden.

The property enjoys a spectacular setting within the glorious surroundings of the Peak District National Park to one side and Sheffield City Centre on the other; located off the main Loxley Road into Hillsborough. Nearby villages provide an abundance of amenities including small shops to Restaurants and Bars, whilst highly regarded schools are easily accessible, as is Sheffield Hallam University and both private and public Hospitals. Sheffield offers attractions such as the fabulous 19 acre Botanical gardens, and the recently restored glass pavilions, Endcliffe Park, the Millennium Gallery, Winter Gardens, Galleries, Museums and Theatres. In short, a peaceful retreat that is only a short drive from everyday hustle and bustle with excellent communication links throughout the region and beyond.



INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - E. EPC rating - C. Fixtures and fittings by separate negotiation.

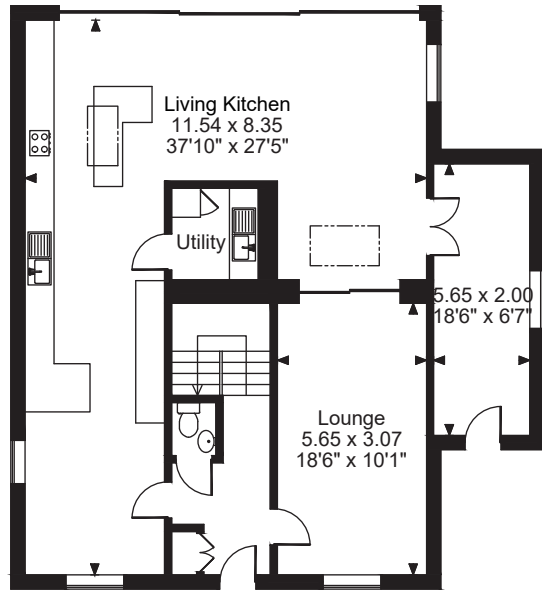
Directions

Off Loxley Road turn onto Hanson Road. At the junction turn left and continue straight ahead towards the property.

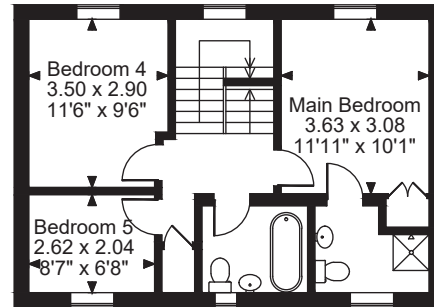
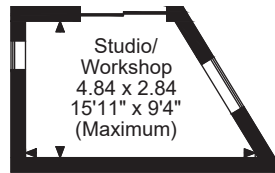
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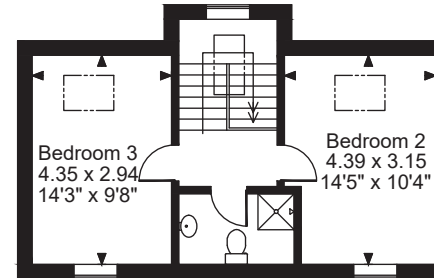
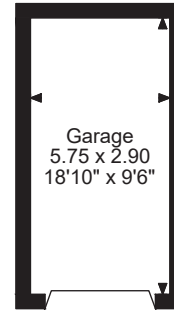
Hanson Road, Loxley, Sheffield
Approximate Gross Internal Area
Main House = 2044 Sq Ft/190 Sq M
Garage = 179 Sq Ft/17 Sq M
Studio/Workshop = 122 Sq Ft/11 Sq M
Total = 2345 Sq Ft/218 Sq M



Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.11.2023





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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