



Anslow Road, Hanbury,  
Burton-on-Trent



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£725,000



## Key Features

- Substantial Detached Country Home
- Occupying Large Mature Garden Plot Abutting Open Fields
- Immense Character Throughout
- Four Bedrooms
- Three Reception Rooms
- Attached Double Garage
- EPC rating E
- Freehold





Situated on the fringe of this highly desirable village this impressive detached country home is of sizeable proportions and can only be appreciated by detailed internal inspection. With immense character throughout and in brief comprises: - front entrance hall with cloaks off, snug, beamed sitting room with lovely fireplace and log burner, fabulous farmhouse style breakfast kitchen, utility and garden room together with further cloak room. On the first floor a landing leads to four well proportioned double bedrooms, master with ensuite and a bathroom. Outside the property is approached via a sweeping driveway providing extensive parking and leading to an attached double garage. The mature gardens abut open fields and feature ornamental pond, mature shrubs, trees and a further gated access leads to a detached stable block with three loose boxes and covered preparation area. Please note the vendors have had the privilege of renting an adjoining paddock from the local farmer which we understand could continue if so required.

#### Accommodation In Detail

Upvc entrance door with obscure glazed visibility lights and double glazed lights to either side leading to:

#### Entrance Hall 2.1m x 2.24m (6'11" x 7'4")

having double glazed window to side elevation and one central heating radiator.

#### Cloak Room 1.25m x 2.11m (4'1" x 6'11")

#### Open Plan Living Dining Kitchen

having a lovely array of solid oak base and wall mounted units with complementary rolled edged granite effect working surfaces, integrated electric oven with four ring hob over and fitted extractor vent, enamel sink and draining unit with swan neck mixer tap over, Upvc double glazed window to front

elevation, beamed ceiling, low intensity spotlights to ceiling, integrated dishwasher, one central heating radiator and useful understairs storage cupboard.

#### Utility Room 2.11m x 4.62m (6'11" x 15'2")

having Upvc double glazed window to rear elevation, plumbing for washing machine, stainless steel sink and draining unit with cupboard under, fitted Worcester oil fired central heating boiler, courtesy access door to garage

#### Garden Room 2.47m x 4.46m (8'1" x 14'7")

having extensive tiling to walls, Upvc double glazed light with integrated blinds, sliding Upvc double glazed patio doors opening out to the garden and Upvc double glazed stable door to rear.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, obscure Upvc double glazed window to side elevation and full tiling complement to walls.

#### Snug 3.15m x 4.4m (10'4" x 14'5")

having Upvc double glazed windows to front and rear elevations, one central heating radiator and fitted dado rail.

#### Reception Room 5.31m x 4.4m (17'5" x 14'5")

having Upvc double glazed window to front elevation, bay window to rear, stunning fireplace with inset cast iron log burner surmounted on a raised quarry tiled hearth, one central heating radiator and exposed beam to ceiling.

#### Front Entrance Hall 2.35m x 1.6m (7'8" x 5'2")

having Upvc double glazed door to front with double glazed lights to either side and one central heating radiator.

#### Guest Cloak Room

having low level wc, corner pedestal wash basin, obscure Upvc double glazed window to rear elevation and half tiling complement to walls.



## On The First Floor

### Half Landing

leading to:

### Main Landing

having two Upvc double glazed windows to front elevation and fitted smoke alarm.

### Master Bedroom

having Upvc double glazed window to front elevation, one central heating radiator, built-in double wardrobe and airing cupboard incorporating lagged hot water cylinder.

### En-Suite 2.1m x 1.75m (6'11" x 5'8")

having obscure Upvc double glazed window to side elevation, pedestal wash basin, low level wc, shower enclosure with fitted electric shower, one central heating radiator, fitted extractor vent and full tiling complement to walls.

### Bedroom Two 3.41m x 3.17m (11'2" x 10'5")

having Upvc double glazed window to rear elevation, range of built-in eye level storage cupboards and one central heating radiator.

### Bedroom Three 3.4m x 3.16m (11'2" x 10'5")

having Upvc double glazed window to rear elevation and one central heating radiator.



### Bedroom Four 2.14m x 4.42m (7'0" x 14'6")

having Upvc double glazed windows to front and side elevations and one central heating radiator.

### Bathroom 1.51m x 2.54m (5'0" x 8'4")

having suite comprising low level wc, pedestal wash basin, panelled bath with fitted electric shower over, one central heating radiator, extensive tiling, access to loft space and fitted shaver point.

### Outside

A sweeping driveway to the front leads to an attached double garage, the fore garden is set behind hedgerow and fencing with a lawned garden. To the rear of the home is a mainly lawned garden with a fruit tree. Predominantly the main extent of the garden is to the front which is beautifully landscaped and features a ornamental pond, various mature trees and shrubs. A separate gate to the front gives access to a lawned driveway/access and in turn leads to a stable block which is compartmentalised into three loose boxes/stores/workshops. To the rear of the stable block is a vegetable garden. We understand the adjoining paddock is available for long term rent.

### Garage 4.7m x 7.23m (15'5" x 23'8")

having electric remote controlled up and over door, two obscure Upvc double glazed windows to rear elevation, electric light, power and water supply.

### Loose Box 1 2.6m x 4.8m (8'6" x 15'8")

having electric light and water supply.

### Loose Box 2 2.1m x 4.7m (6'11" x 15'5")

having electric light.

### Loose Box 3 2.6m x 4.6m (8'6" x 15'1")

having electric light and water supply.

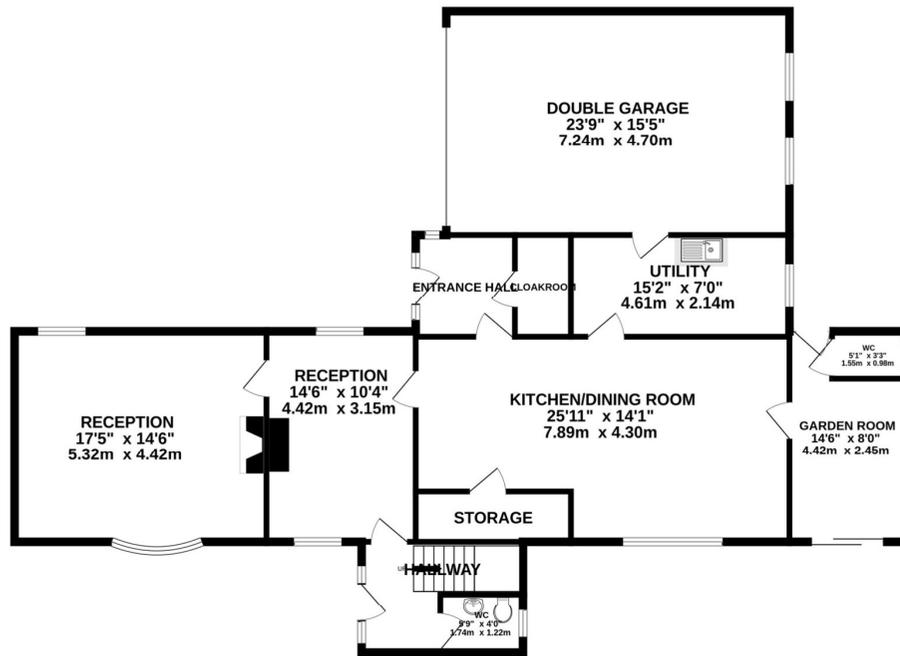
### Services

All mains services except gas are believed to be connected to the property.

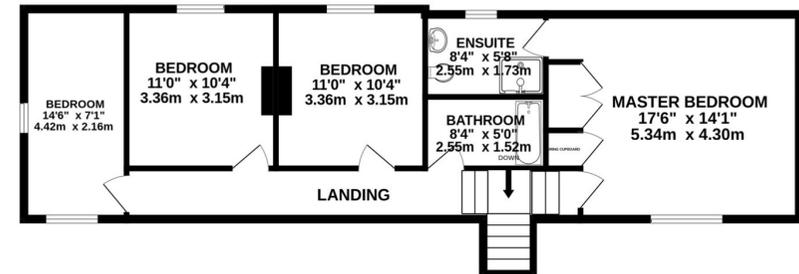
### Measurement



**GROUND FLOOR**  
1508 sq.ft. (140.1 sq.m.) approx.



**1ST FLOOR**  
774 sq.ft. (71.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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