





A four-bedroom detached home in Hanbury, with generous living space and a layout that balances sociable rooms with quieter corners.



ABODE
SALES & LETTINGS

Accommodation

An enclosed entrance porch leads into the lounge diner, a room stretching approximately 24 feet with windows at either end drawing in light and connecting the space to the gardens. There is ample room to arrange comfortable seating alongside a dining area, while the open staircase forms a natural feature of the room. A separate study sits just off the entrance, its broad window creating a pleasant outlook for a home office, reading room or snug.

The kitchen brings together preparation and dining space, with cabinetry arranged around a central island and room for a table beside the window. It is an inviting setting for morning coffee and everyday meals, complemented by a separate utility room that keeps household tasks conveniently tucked away. A rear entrance hall and ground-floor WC complete the accommodation downstairs.

On the first floor, four bedrooms are arranged around a central landing. The principal bedroom offers generous proportions, fitted wardrobes and a wide window overlooking the greenery outside. Three further bedrooms provide space for family and visitors, with the flexibility to accommodate hobbies or additional home working. A bathroom and a separate shower room serve this floor.

The gardens gives the property much of its appeal. Lawns wrap around the house, bordered by mature shrubs and hedging, while paved paths link a series of places to sit, dine and enjoy the planting. The greenery creates an attractive backdrop to the rooms inside, with a driveway and garage completing the setting.



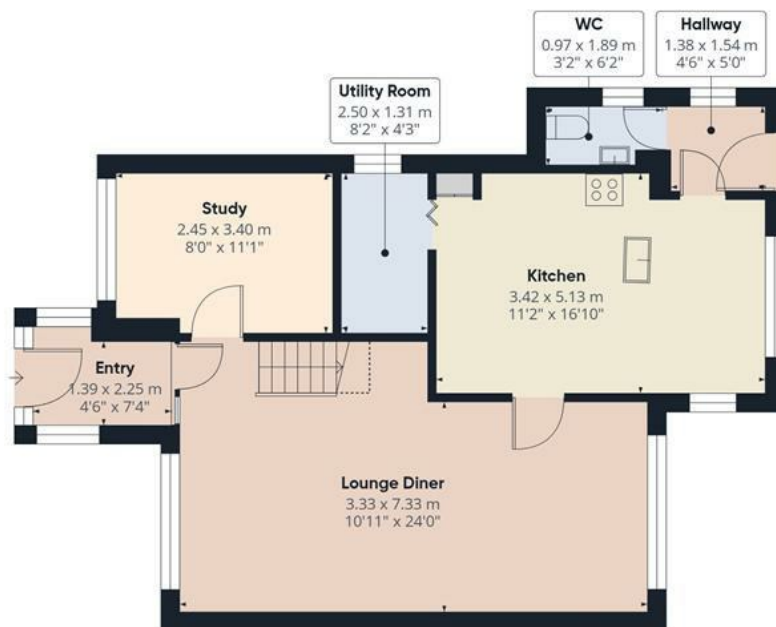












Floor 0



Floor 1

Approximate total area⁽¹⁾

111.4 m²

1199 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

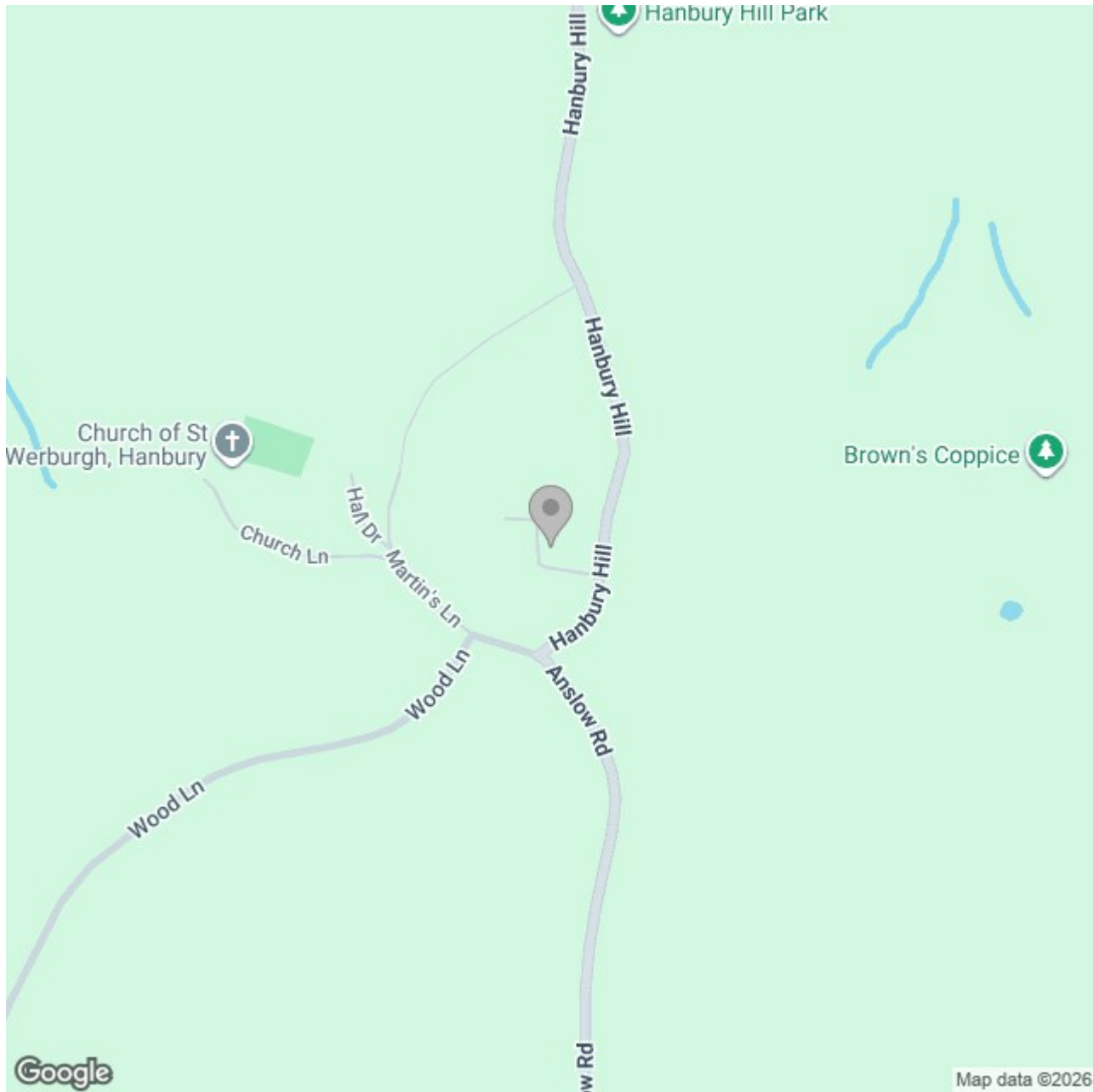
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC
 