

Anslow Road

Hanbury, Burton-on-Trent, DE13 8TU

John German



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£735,000

Set in wonderful countryside, this impressive barn conversion offers a gated drive, double garage, five bedrooms and three reception rooms. Ideal for a large family or annexe living, it retains delightful period features including exposed beams and an inglenook fireplace.



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Hanbury is a sought-after semi-rural location surrounded by rolling countryside yet well placed for major road links to Burton upon Trent, Uttoxeter and Lichfield. Nearby Tutbury and Barton-under-Needwood offer a good range of amenities, including John Taylor High School.

The storm porch and entrance door opens into a reception hallway with stairs off to the first floor. An inner hall leads to the right-hand side giving access to the annexe accommodation and glazed double doors that open into the sitting room.

The generously proportioned sitting room has exposed beams, an impressive inglenook fireplace with brick chimney breast, alcoves, timber lintel and raised stone hearth. It also has windows to the front and rear that supply ample natural light, and doors leading to a conservatory and dining room.

The large dining room has dual aspect windows and ample space for a large table. An interconnecting door from the dining room gives access to the kitchen.

The kitchen is fitted with a comprehensive range of base and wall cabinets, natural stone floor, and appliances including an Aga range cooker, and an integrated fridge freezer and dishwasher. From the kitchen, a door leads to the utility room which has further storage cupboards, a second sink unit, plumbing for a washing machine, a door to the garden and access to the guest cloakroom.

The conservatory can be accessed from either the kitchen or the sitting room and is of a brick base with timber frame construction. It has Travertine flooring and glazed doors to the courtyard.

The single storey annexe style space includes two good size bedrooms, a sitting room/snug with double doors leading out to the courtyard and an attractive feature fireplace, plus a bathroom with a four-piece suite.

Moving upstairs, there are three spacious bedrooms and a family bathroom. The generously sized master bedroom has dual aspect windows, fitted wardrobes and a vanity unit with twin wash basins. The bathroom features downlights, stone floor tiles and a white suite including a power shower.

Outside, the property occupies a generous plot set behind a wide frontage with hedging, lawned areas and brick pillars with a five-bar gate. There is an extensive hardstanding area and a detached double garage with an up and over door, power, light and a rear staircase giving access to a useful loft/storage room. At the rear of the property is a low maintenance courtyard area. To the side is an established lawned garden with a pond, summerhouse, selection of shrubs and trees, with views over the surrounding countryside.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There is no mains drainage and no mains gas.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29092026

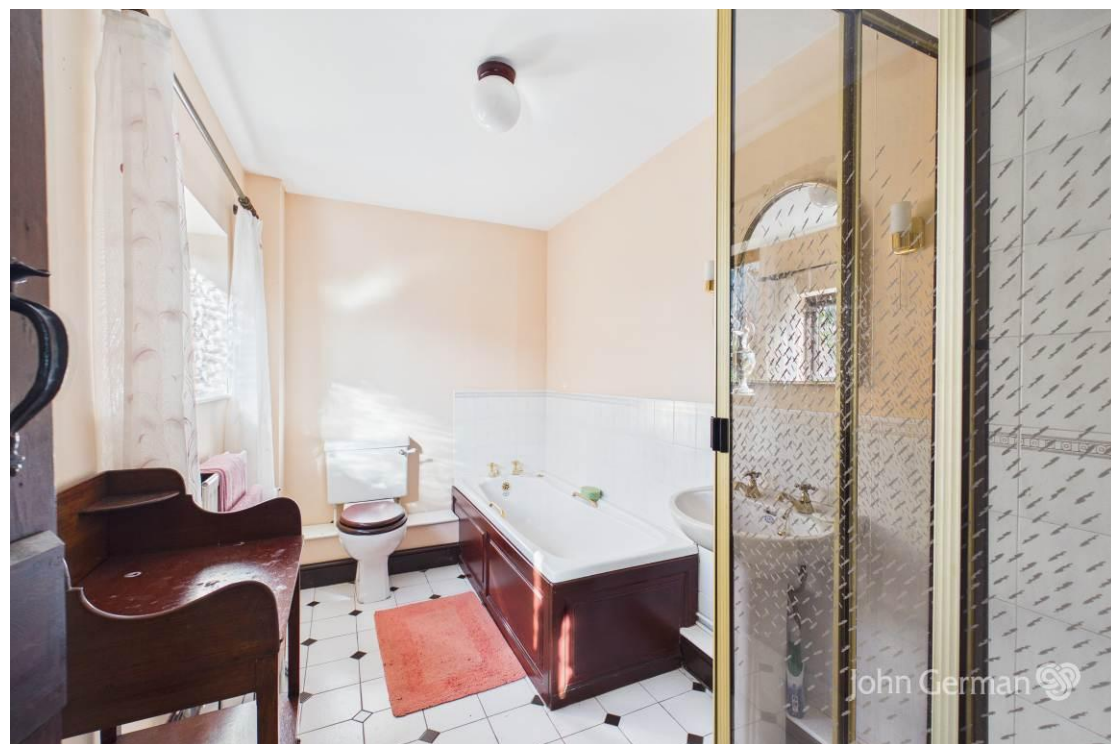
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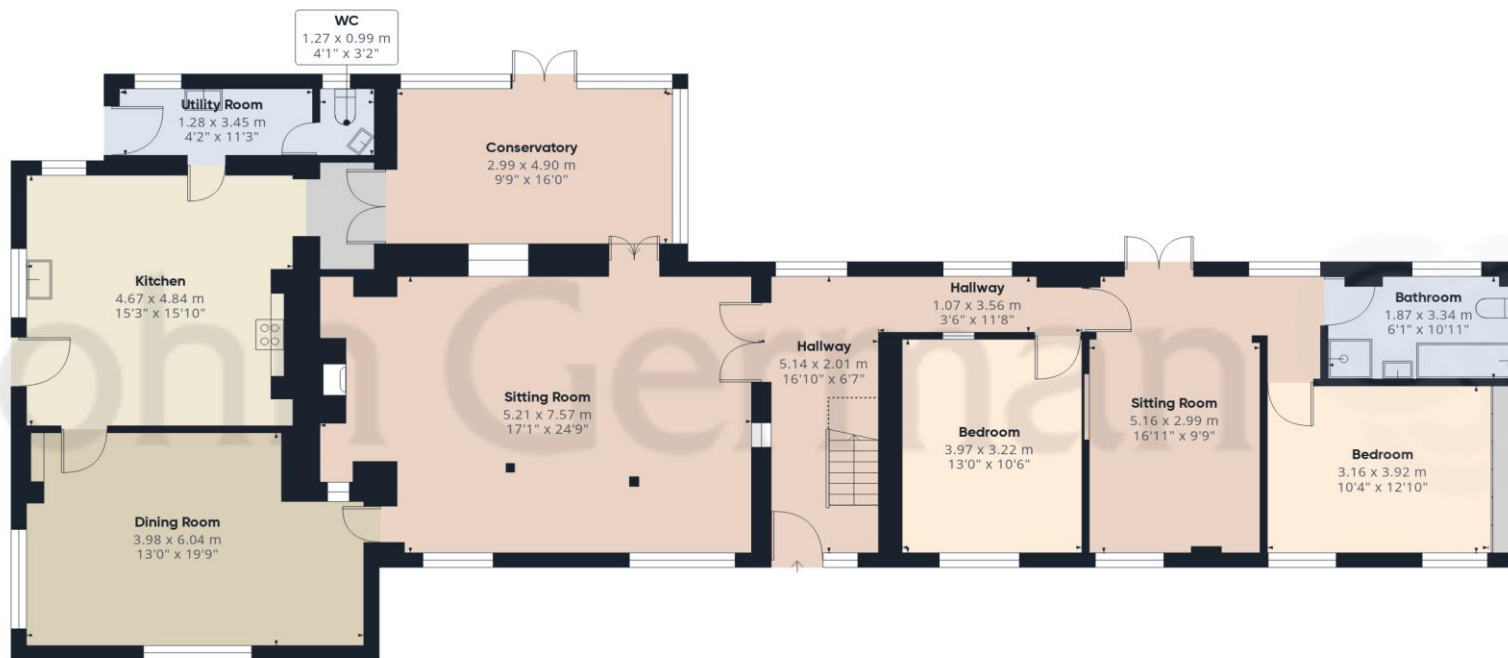












Ground Floor Building 1

Approximate total area⁽¹⁾

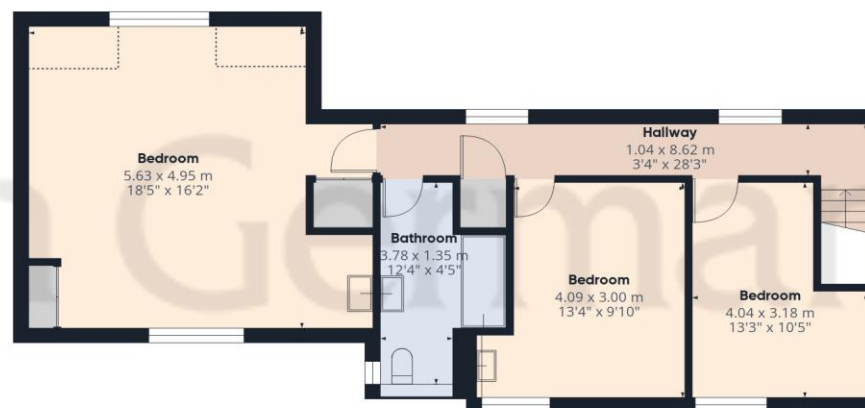
242.6 m²

2611 ft²

Reduced headroom

3.7 m²

40 ft²



Floor 1 Building 1

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

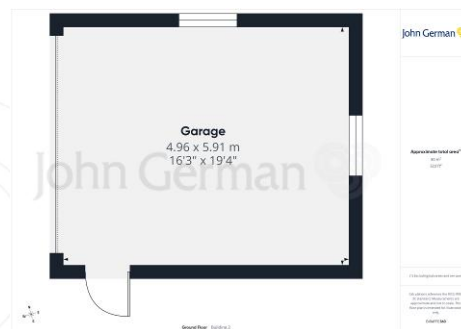
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