





\*\*\*OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY \*\*\*

Nestled on Anslow Road in the charming village of Hanbury, this delightful four-bedroom detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by four spacious reception rooms, offering ample space. The farmhouse kitchen diner is a perfect blend of rustic charm and modern convenience, while the living room with its cosy inglenook fire is sure to be the heart of the home. The property also boasts two well appointed bathrooms and practical utility room

With countryside views stretching as far as the eye can see from both the front and rear of the property, you'll never tire of the picturesque surroundings.

Parking will never be an issue with off-road parking available for several vehicles and an enclosed rear garden offers a private sanctuary where you can unwind after a long day.

With the added benefit of no upward chain, the opportunity to make this house your home is within reach. To truly appreciate all that this property has to offer, viewing is by appointment only. Don't miss out on the chance to make this stunning property.



## Description

### Entrance Hall

With door to front elevation and door to:

### Farmhouse Kitchen

The bespoke farmhouse kitchen has a range of eye and base level units and drawers with central island, double ceramic Belfast sink units with mixer tap over built into a granite work surface, space for Rangemaster oven, extractor fan, space for dishwasher, tiled floor covering, exposed beams to ceiling and windows to front and side elevation and radiator.

### Study

With window to front elevation, laminate flooring and radiator.

### Lounge

With window to side elevation and doors to conservatory, two radiators, tiled floor covering, exposed beams to ceiling and the focal point of the room being the inglenook fireplace with multi fuel log burner (with back boiler option to heat the hot water along with the immersion heater).

### Conservatory

Of brick and UPVC construction, tiled floor covering, radiator, lighting and French doors to rear garden and side door.

### Utility Room

Tile flooring, loft hatch to pump, plumbing and appliance space for washing machine, side door,



radiator and door to:

### Ground Floor Bathroom

With window to rear elevation, vanity wash hand basin, tall towel rail, low level wc, panelled bath with shower attached over and airing cupboard housing the central heating boiler.

### Landing

Exposed beams to ceiling, window to side elevation and







loft access.

#### Bedroom One

With window to rear elevation overlooking views of open countryside and radiator.

#### Bedroom Two

With window to rear elevation and radiator.

#### Shower Room

With window side elevation, shower cubicle with electric shower over, low level wc, vanity wash hand basin, radiator and airing cupboard housing the hot water cylinder.



#### Bedroom Three

With window to front elevation, radiator and spotlights to ceiling.

#### Bedroom Four

With window to front elevation and radiator.

#### Outside

The home has extensive off road parking for several vehicles and side access takes you to the enclosed rear garden, which has sizable garage/workshop stretching the length of the garden. The rear garden has views over open countryside and has a patio seating area and mainly laid to lawn.



#### Notes

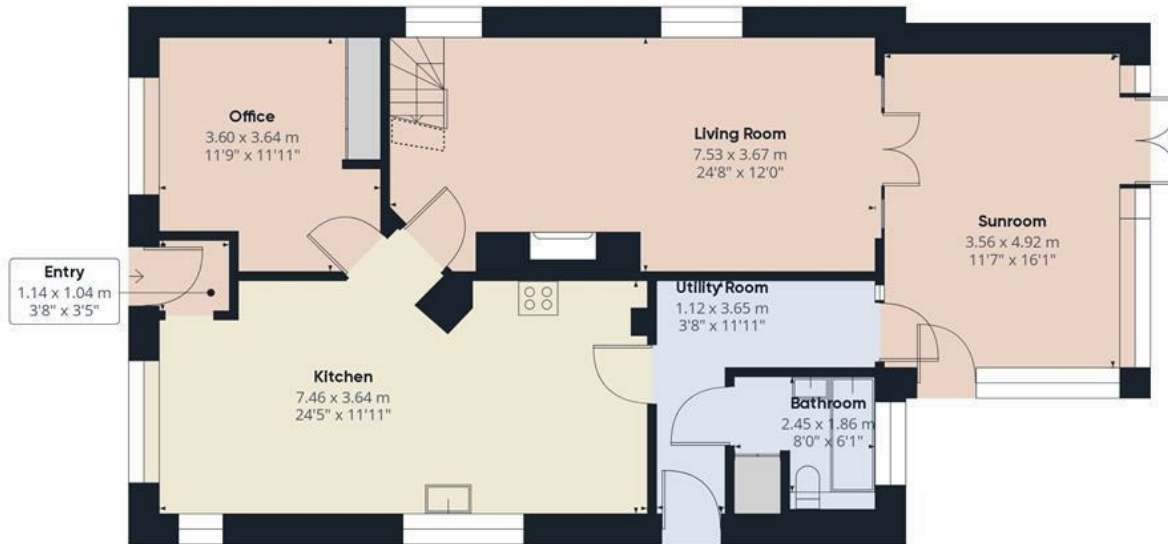
The home has Oil fired central heating and septic tank (shared between the neighbouring properties).



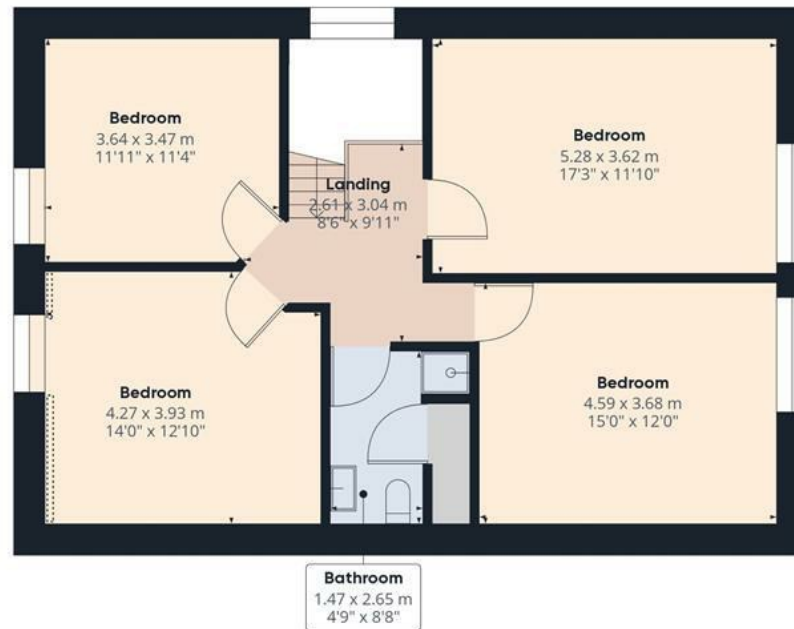








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

175.84 m<sup>2</sup>  
1892.73 ft<sup>2</sup>

**Reduced headroom**

0.98 m<sup>2</sup>  
10.54 ft<sup>2</sup>

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