



ANDERSON-DIXON

Newborough End, Newborough, DE13 8SR  
Asking Price £1,195,000



<https://www.anderson-dixon.co.uk>



Nestled into the Staffordshire countryside is this beautifully presented individually extended and much comprehensively upgraded detached family residence, surrounded by open fields with generously proportioned gardens and the additional benefit of a paddock and outbuildings.

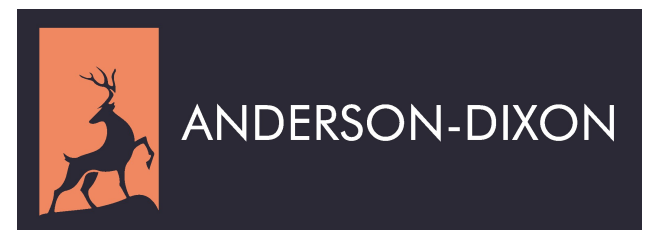
Internal inspection is essential to appreciate the scope of accommodation which boasts over 3000 square foot of interior accommodation, ideal for the family buyer. The interior comprises in brief of reception hall, living room with multi fuel stove, guest cloakroom/W.C, study, impressive fitted kitchen with useful utility, the kitchen flows seamlessly into the more contemporary styled extension which boasts high ceilings, large gable windows with impressive views, opening to the rear onto the main garden and patio area.

This breath-taking space is certainly one of the main features of this property. To the first floor there is a landing area which leads to all rooms, family bathroom with a quality modern fitted suite, master bedroom with excellent fitted wardrobes and well-appointed en-suite shower room, two further double bedrooms one of which having its own dressing room. To the second floor there are two further double bedrooms, and an en-suite shower room.

Externally, the house has a side orientation to the roadside, front parking and landscaped rear garden, in addition to this there is a paddock adjacent to the main house with timber framed building, veg patch and gravelled parking area. The paddock provides an opportunity for moderate equestrian interest.



Walking distance from renown Hoar Cross Hall and Meynell Ingram Arms pub, nestled within a small hamlet of houses close to the popular village of Newborough with primary school, historic church and regular community activities such as The May Day Well Dressing



## Ground Floor

Fully glazed front entrance door leading to entrance hall, oak architraves and skirting with matching oak flooring and balustrade dog leg staircase leading to the first floor, wall lighting, double radiator, oak doors to all rooms.

## Living Room

Two double glazed windows to the front, one double glazed window to the side, double glazed windows to rear with French doors opening to rear garden and patio area, moulded coving to ceiling, oak architraves and matching skirting, focal point of the room is a Stovax multi-fuel stove with pine timber mantel and polished granite tiled hearth, wall lights, double radiator.

## Study

Two double glazed windows to the rear, hammonds shutters to windows, moulded coving to ceiling, oak architraves and skirting, wall lights, single radiator.







### Guest Cloakroom / WC

Double glazed window to the front, low level continental flush WC, vanity wash hand basin with cupboard beneath, travertine effect porcelain tiled floor, oak architrave and skirting, radiator.

### Beautiful Kitchen

Double glazed window to rear and double glazed French doors to rear leading to rear garden, fitted with a matching range of traditional wall and base units with pelmet, marble worktop with matching breakfast bar and upstand, one and half bowl stainless steel sink with recessed drainer into worktop, integrated appliances comprising of two ovens with matching microwave and plate drawer, five ring induction hob with contemporary style brushed chrome extractor fan over, single wine cooler, integrated freezer, recessed cabinets with space for an American style fridge freezer (available by separate negotiation), underfloor heating, travertine style porcelain tiles, oak architrave and skirting, oak steps leading to living/dining area.



### Utility Room

Double glazed window and door to the rear, fitted with matching wall and base units with marble worktop and matching upstand, sink and drainer, covered housing Worcester boiler (LPG System).

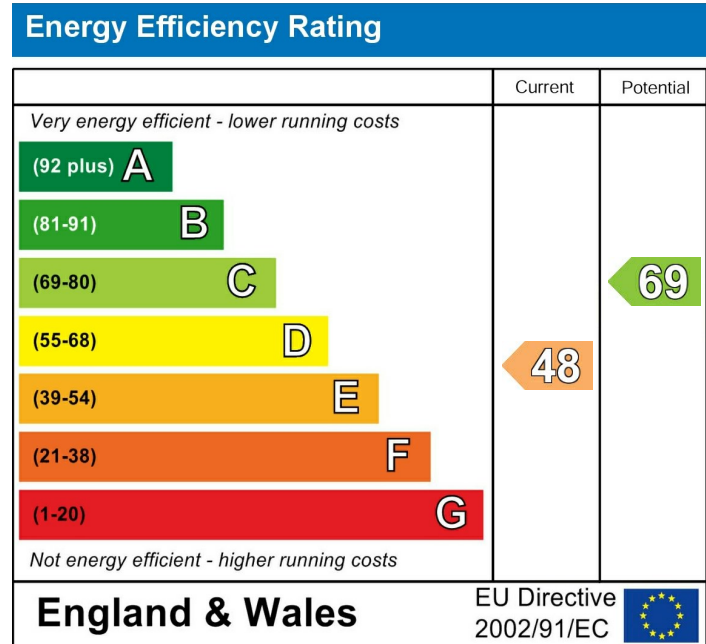
### Living / Dining Room

Two double glazed windows to the front with hammonds shutters, to the side overlooking open countryside, floor to ceiling double glazed gable window and double window to rear overlooking the garden, bi-fold doors and windows to either side, high ceiling with recessed down lighting and central ceiling light (available by separate negotiation), wall lights, oak skirting, underfloor heating with travertine style porcelain tiles.

### First Floor Landing

Balustrade handrail, double glazed window to front, dog leg balustrade leading to second floor, radiator with period style housing.





## Master Bedroom

Two double glazed windows to rear with hammonds shutters, with a range of fitted wardrobes, pelmet, hanging and shelving space with matching dressing table with glazed shelving, mirror and drawers, bedside cabinets with three drawers, downlighting to ceiling, concealed double doorway leading to ensuite shower room.

## Ensuite

Double glazed window to front, corner shower, continental flush low-level WC, pedestal wash hand basin, radiator with period style surround, extractor fan, travertine effect porcelain tiled floor.

## Family Bathroom

Double glazed window to front with hammonds shutters, downlighting to ceiling, double shower cubicle with contemporary fittings and tiles with patterned border, chrome shower with hand fitment and recess shelving, feature free standing bath with waterfall taps, contemporary style single bowl sink with waterfall taps and granite plinth with chrome shelving, extractor fan, low level WC, tiled flooring.

## Bedroom Two

Double glazed windows to rear with hammonds shutters, moulded coving to ceiling, radiator with period housing, dado rail.

## Dressing Room

Double glazed window to front with hammonds shutters, moulded coving to ceiling, radiator with period housing, free standing wardrobe with sliding mirrored doors.

## Bedroom Three

Double glazed window to rear with Hammonds shutters, down lighting, radiator with period style housing.

## Second Floor Landing

## Bedroom Four

Two double glazed Velux windows to rear, and a double-glazed window to side, three double eves storage cupboards, radiator.

## Bedroom Five

Two double glazed Velux windows to rear, recessed wardrobe area with shelving and hanging space, eve storage, double radiator and door leading to ensuite shower room.

## Ensuite

Double glazed Velux window to rear, corner shower cubicle, pedestal wash hand basin, continental low-level WC, part tiled walls and tiled floor, access to loft space with down lighting to ceiling.









## Outside

Gravel driveway to the front elevation providing ample parking for two vehicles and access to the side of the property. Exterior security lighting and front porch giving access to the front door.

Paved path and gateway leading to rear garden with extensive paved patio area with granite cobbled border providing ample entertaining space, security lighting, post and rail fence, rolling to views of open countryside, garden is mainly laid to lawn with mature borders and lower patio area, combination of trees hedging and dwarf wall to the external boundary.

## Paddock

In addition to the house plot, adjacent to the property is approx. 0.6 acres of additional land which is included in the sale, a proportion of which has been recognised as residential curtilage for the main house, this provides ample parking area for three vehicles via the gravel driveway with granite set border, dog kennels and outside garage/workshop/stables with extensive grass meadow with vegetable patch. The meadow leads to an adjacent brook with mature tree line providing an ideal space for entertaining or for those with a hobby farm or moderate equestrian interest.

## Measurements:

Feet / Inches

Entrance Hall 11.5 x 6.9

Living Room 26.4 x 11.4

Study 14.9 x 11.2

Kitchen / Breakfast Room 17.11 Maximum x 15.6

Utility 11 x 10.4

Living / Dining room 38.8 x 16.8

Ground Floor Square Footage 1655

First Floor Landing 11.2 x 11

Master Bedroom 1 15.1 x 15.1

Ensuite 10.6 x 7.4

Bedroom 2 14.6 x 11.6

Dressing Room 11.5 x 11.4

Bedroom 3 14.5 x 11.8

First Floor Square Footage 978

Second Floor Landing

Bedroom 4 19.7 x 11.5

Bedroom 5 12.5 x 11.5

Ensuite Shower Room

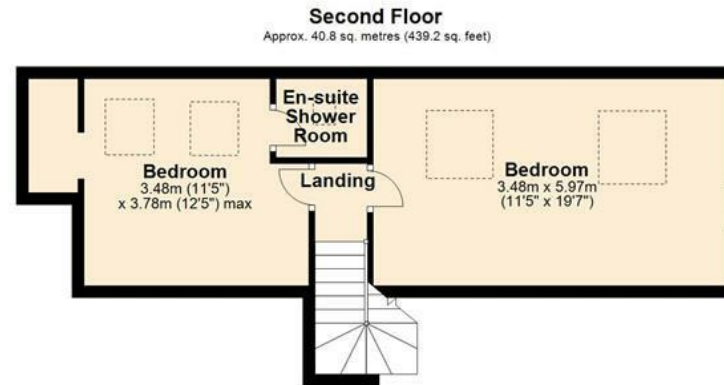
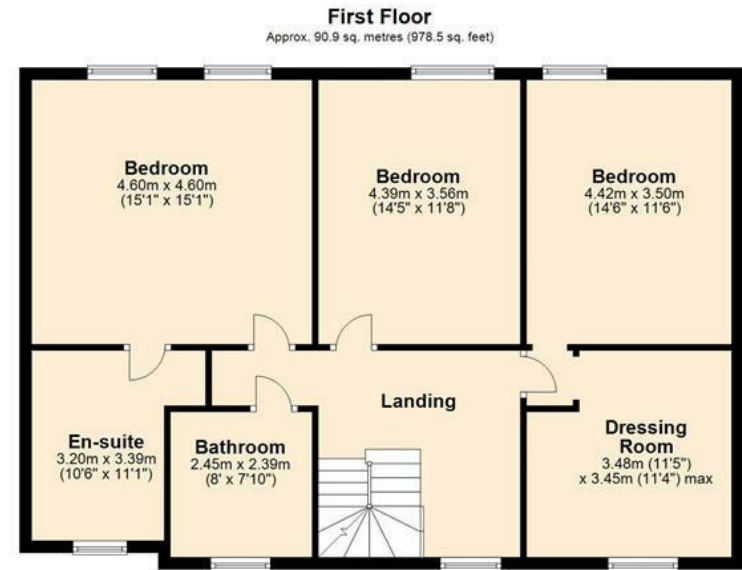
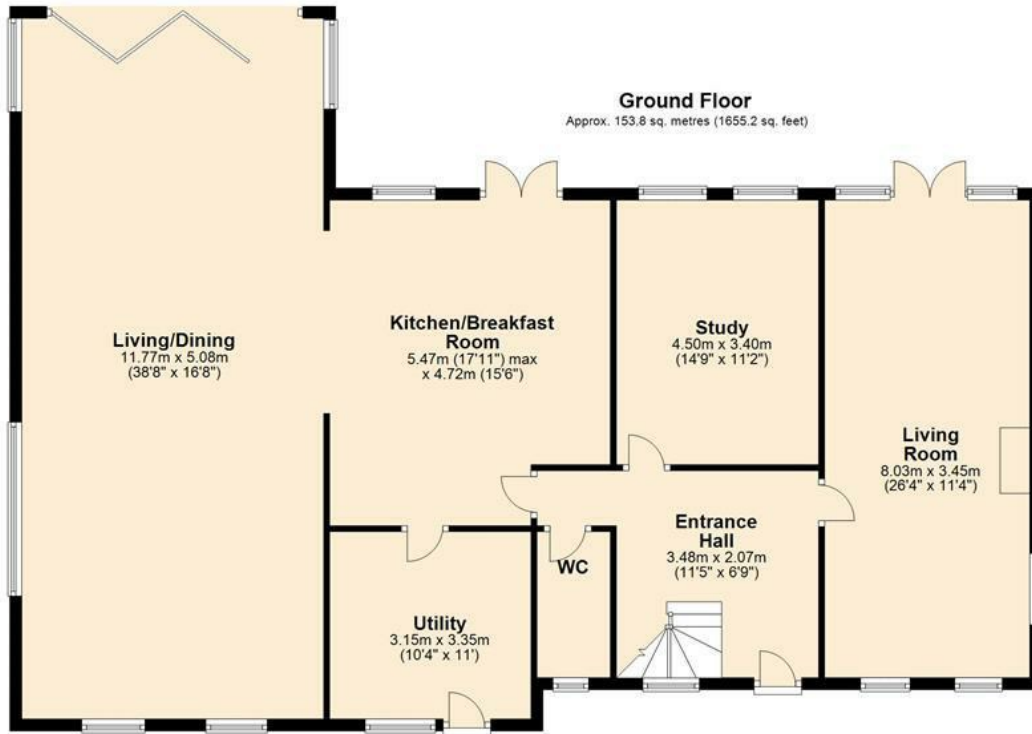
Square Footage to Second Floor 439











Total area: approx. 285.5 sq. metres (3072.9 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttovetter-Ashbourne Plan produced using PlanUp.



