



Windward, Main Road, Anslow, DE13 9QE

An impressive and spacious detached family home set on the rural outskirts of Anslow, benefitting from a wealth of space and flexibility, five superb double bedrooms and generous south facing gardens. enjoying an open aspect to both the front and rear, this executive detached home has been maintained to a high standard throughout its time with the current vendors and has been extended to create an open plan living and dining kitchen and stunning master suite to complement the already generous accommodation. The interiors comprise porch, reception hall, two reception rooms, open plan dining and family room, kitchen, study and cloakroom to the ground floor, with

five excellent double bedrooms serviced by two en suites and a family bathroom to the first floor. Outside there is ample parking to the front as well as access into the double garage, and the south facing rear gardens enjoy complete privacy and are immaculately tended. Windward is serviced by mains gas central heating and full double glazing.

Nestled within idyllic Staffordshire countryside, the rural village of Anslow is a popular choice for families and couples alike. Within the village itself are two pubs, a picturesque Church and the Moseley Academy School which feeds into John Taylor High School in Barton under Needwood,

both of which maintained an Ofsted 'Outstanding' rating. The village has excellent links to local villages including Tutbury and Barton under Needwood, both having shops, pubs, cafes, a post office and more. The market town of Burton on Trent is a short drive away, where there are a number of additional convenience, health and leisure facilities. Public train services run from Burton to both Birmingham and Derby and there is a regular bus service providing access from the village to surrounding areas. The location is ideal for commuters, having swift access to the A515, A38, M42 and M6 toll.

- Executive Detached Family Home
- Extended & Spacious Accommodation
- Rural Outlook to Front & Rear
- Porch & Reception Hall
- Two Spacious Reception Rooms
- Open Plan Family Room & Kitchen
- Study & Cloakroom
- Five Excellent Double Bedrooms
- Two En Suites & Bathroom
- Generous South Facing Gardens
- Double Garage & Ample Parking
- Moseley Academy & John Taylor High School Catchment

The front door opens into the Porch, having double doors opening in turn into:



Reception Hall 4.76 x 2.03m (approx 15'7 x 6'7)

A spacious welcome to this family home, having stairs rising to the first floor and doors into:

Lounge 5.93 x 3.63m (approx 19'5 x 11'10)

A stunning reception room having bay window to the front, intricate plasterwork detailing and a living flame gas fire set to marble inlay with carved mantle. Double doors open into:

Dining Room 4.74 x 2.87m (approx 15'6 x 9'5)

Another generous reception room having double doors opening to the rear gardens and a door into the **Reception Hall**

Family Room 4.83 x 3.10m (approx 15'10 x 10'2) – max

Currently used as an informal living and dining area, having double doors out to the rear gardens and opening through to:

Kitchen 4.75 x 2.72m (approx 15'6 x 8'11)

The kitchen is fitted with a range of wooden wall and base units with complementary worktops over, housing inset one and a half sink with side drainer, recess housing a Rangemaster stove with extractor hood above and integral appliances including dishwasher, fridge and freezer. There is a window to the rear, a door out to the gardens, tiled flooring and splash backs and a door into the **Double Garage** which also houses a **Utility** space

Study 2.64 x 2.05m (approx 8'8 x 6'8)

A useful home office having window to the front aspect

Cloakroom

Fitted with pedestal wash basin and WC, with tiled splash backs





The staircase rises from the **Reception Hall** to the spacious **First Floor Landing**, where there is loft access, a fitted **Airing Cupboard** housing the water cylinder and doors opening into:

Master Suite 5.96 x 4.75m (approx 19'6 x 15'6)
A most impressive principal bedroom having window to the front aspect with stunning views and a range of fitted wardrobes. A door opens into:

En Suite Bathroom 2.84 x 2.36m (approx 9'3 x 7'8)
Comprising pedestal wash basin, WC, bidet and corner bathtub with shower attachment, having an obscured window to the rear aspect and half tiling to walls

Bedroom Two 3.93 x 3.66m (approx 12'10 x 12'0)
An ideal guest bedroom, having window to the front enjoying a rural outlook, fitted wardrobes and private use of:

En Suite Bathroom 2.69 x 1.93m (approx 8'9 x 6'3)
Fitted with pedestal wash basin, WC and bathtub with shower unit over, having an obscured window to the side and half tiling to walls

Bedroom Three 3.66 x 2.9m (approx 12'0 x 9'6)
Another spacious double room having window to the rear with views

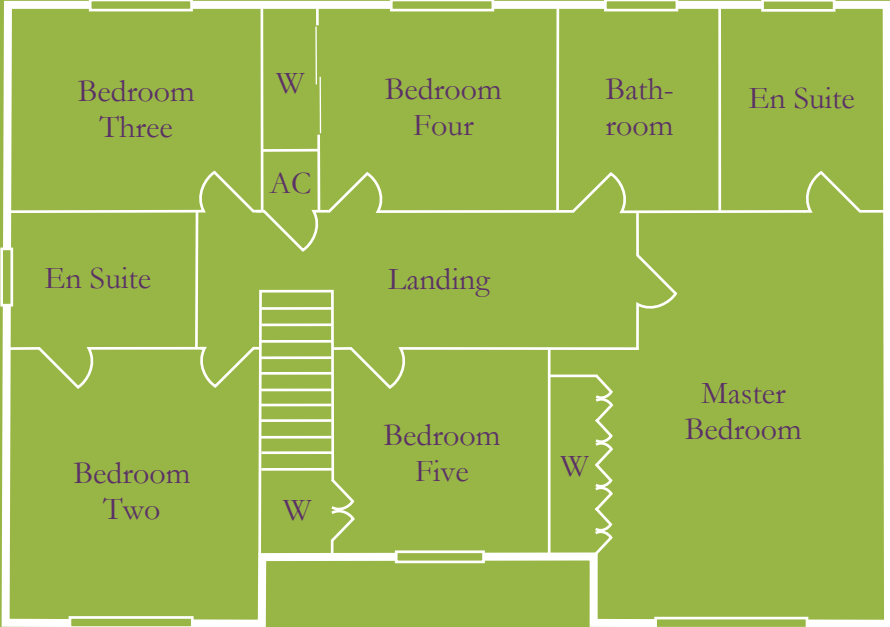
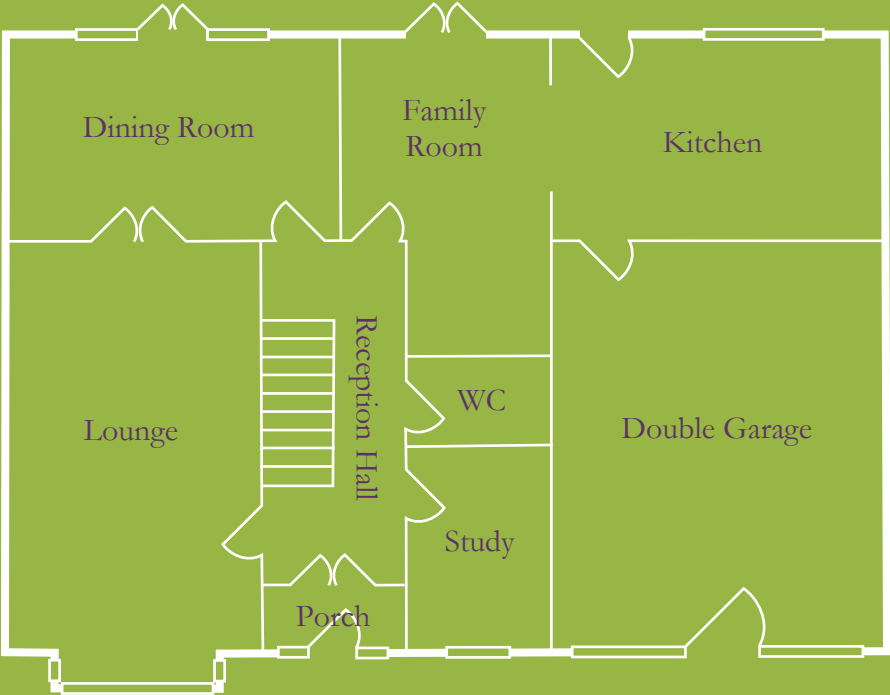
Bedroom Four 3.42 x 2.9m (approx 11'2 x 9'6)
Having mirror fronted fitted wardrobes and a window to the rear enjoying views

Bedroom Five 3.2 x 2.97m (approx 10'6 x 9'8)
A fifth double bedroom with a window to the front and a fitted wardrobe

Bathroom 2.85 x 2.27m (approx 9'4 x 7'5)
Comprising pedestal wash basin, WC, bathtub and shower cubicle, with an obscured window to the rear and half tiling to walls









Outside

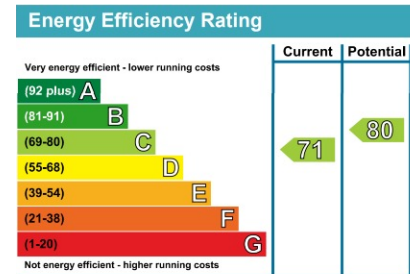
Windward is set back from the road beyond a generous frontage providing parking and turning space for a number of vehicles. There is a gate to the side leading to the rear gardens and the driveway gives access into:

Double Garage 6.18 x 4.68m (approx 20'3 x 15'4)

Having an electric roller door to the front, power, lighting and a water point. The wall mounted boiler is housed in here and there is a useful **Utility** comprising fitted wall and base units, an integral fridge and space for a washing machine

South Facing Gardens

Extending to the rear and sides of the property are immaculately tended gardens laid to paved terraces, shaped lawns edged with mature hedges to the perimeter. Enjoying privacy to all sides, the rear gardens present a secluded and generous space for outdoor entertaining and feature a water point, lighting and two sheds which are included in the sale



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.