



Beech Croft, Chapel Lane, Hanbury, DE13 8TR



Set on the idyllic outskirts of Hanbury is Beech Croft, an individual detached country home benefitting from extended and spacious accommodation, four double bedrooms and stunning outside space including a double garage and gardens extending to 0.65 acre. Enjoying picturesque open views to all sides from a slightly elevated position on Chapel Lane, Beech Croft originally dates back to 1902 and has been substantially remodelled and upgraded over time. To the ground floor are two generous reception rooms each with feature wood burning fireplaces, open plan dining kitchen, study, rear hall, utility and cloakroom, with the reception hall rising to a

part galleried first floor landing. The landing opens into four double bedrooms, two of which benefit from a private en suite, and a family bathroom. Outside, the electric gated entrance opens into a generous driveway with access to the detached double garage and workshop. Beech Croft sits well within a superb 0.65 acre garden plot and beautiful rural views can be appreciated to all sides.

Beech Croft lies on the outskirts of the popular village of Hanbury, a charming rural location home to amenities including a public house and restaurant and a playing field. The beautiful setting is also renowned for outdoor

pursuits including walking, cycling and horse riding, and further convenience facilities can be found in Tutbury where there are a range of pubs, shops, cafes and the historic Tutbury Castle. Burton on Trent offers further shopping centres, a cinema and a train station. The property resides within a catchment for Newborough Primary School which feeds into John Taylor High School, both of which maintain an Ofsted 'Outstanding' rating. The property is within easy reach of various commuter routes such as A515, A38 and A50 and the international airports of Birmingham and East Midlands both lie within a comfortable drive.

- Individual Detached Country Home
- Extended & Spacious Interiors
- Idyllic Location with Views
- Offered with No Upward Chain
- Two Reception Rooms
- Open Plan Dining Kitchen
- Study/Family Room
- Rear Hall, Utility & Cloakroom
- Four Double Bedrooms
- Two Contemporary En Suites
- Luxury Family Bathroom
- Electric Gated Entrance & Parking
- Double Garage & Workshop
- 0.65 Acre Formal Gardens
- John Taylor School Catchment
- Double Glazing & Oil Central Heating



**Reception Hall** 5.95 x 1.79m (approx. 19'6 x 5'10)  
The solid oak front door opens into this generous hallway, having stairs rising to the first floor with storage beneath and doors opening into:

**Lounge** 6.14 x 5.31m (approx. 20'1 x 17'5)  
A generous reception room benefitting from windows to two sides, bifold doors out to the terrace and gardens and a wood burning stove which is set to

**Study** 3.61 x 2.99m (approx. 11'10 x 9'9)  
Currently fitted out as a study with a range of fitted storage, shelving and desk space, this room would also be ideal as a playroom. A window to the front enjoys stunning views and the study has wooden flooring. Opening into:

**Open Plan Dining Kitchen** 8.17 x 2.95m (approx. 26'9 x 9'8)  
This spacious family dining kitchen has been refitted by the current vendors and is comprises a comprehensively fitted kitchen and formal dining space. The kitchen comprises a range of contrasting wall and base units with granite worktops over, housing an integral dishwasher, space for an American fridge freezer and a recess housing a Rangemaster cooker. A central island provides further workspace, storage and an inset sink with side drainer. The kitchen has windows to two sides and tiled flooring, and the dining area features double doors out to the terrace and gardens and wooden flooring. A door opens into:

**Dining Room** 5.18 x 4.76m (approx. 15'7 x 10'5)  
Another spacious reception room having a window to the front, exposed beams and a stunning ingle-nook fireplace housing feature windows to either side and a wood burning stove set to brickwork hearth

**Rear Hall**  
Having tiled flooring, a door to the driveway and doors into:

**Utility** 3.11 x 2.13m (approx. 10'2 x 6'11)  
Comprising wall and base units housing an inset sink with side drainer and space for appliances including fridge, washing machine and tumble dryer, with tiled flooring, a window to the side and door to the side

**Cloakroom**  
Fitted with wash basin and WC, with tiled flooring and an obscured window to the side





### Landing

Stairs rise from the **Reception Hall** to the first floor landing where there is a window to the rear at the half landing, loft access point and doors off into:

**Master Bedroom** 6.15, 4.52 x 4.69m (approx. 20'2, 14'10 x 15'4)

A generous master suite having been fitted with a range of bespoke furniture to include wardrobes, drawers, a window seat and shoe cupboards. Windows to three sides enjoy views and a super kind bed with hidden television is included in the sale. A door opens to:

**En Suite** 2.47 x 1.47m (approx. 8'1 x 4'9)

Fitted with wash basin set to vanity unit, WC and walk in shower with external controls, having tiled flooring, tiling to walls, fitted storage and an obscured window to the side aspect

**Bedroom Two** 4.91 x 3.53m (approx. 16'1 x 11'7)

Another spacious bedroom suite having windows to two sides and private use of:

**En Suite** 2.96 x 1.39m (approx. 9'8 x 4'6)

Fitted with a contemporary suite having wash basin set to vanity unit, WC and walk in shower with external controls, with tiled flooring, tiling to walls, a heated towel rail and an obscured window to the side

**Bedroom Three** 3.41 x 2.98m (approx. 11'2 x 9'9)

Another double room having window to the rear with open views

### Bedroom Four

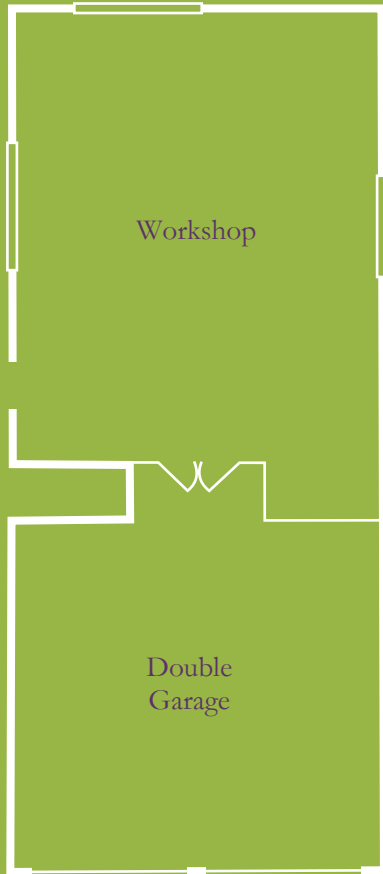
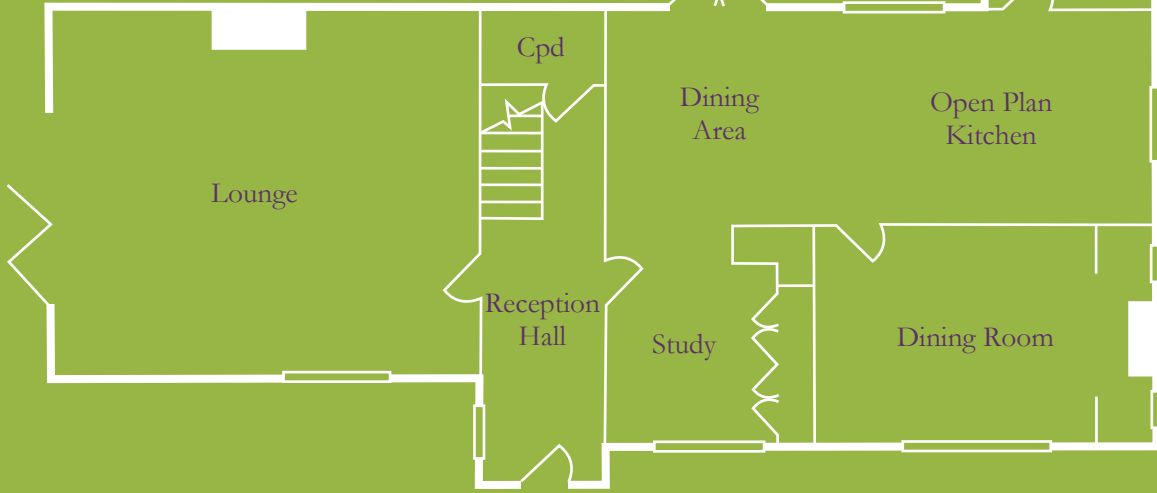
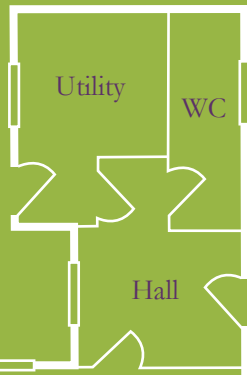
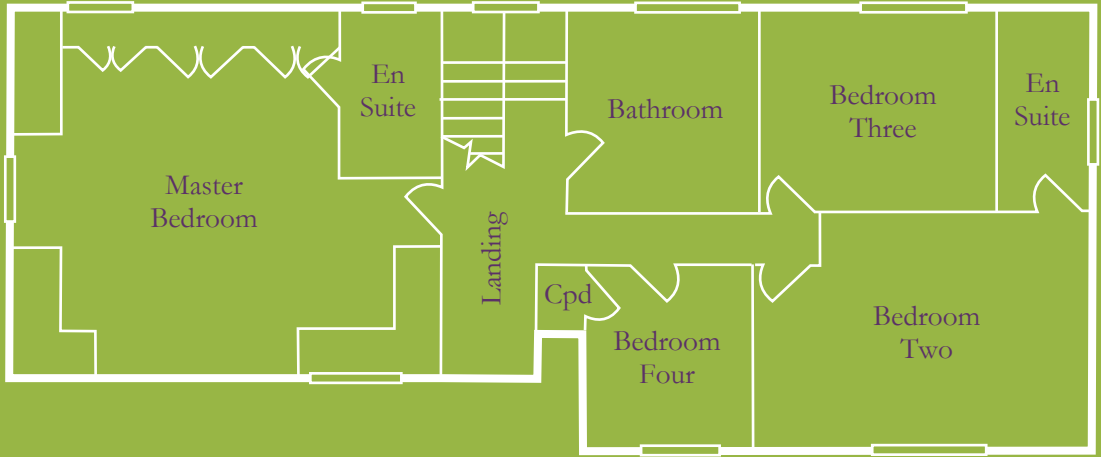
Having a window to the rear aspect

**Bathroom** 3.09 x 2.76m (approx. 10'1 x 9'0)

Comprising a modern suite fitted with wash basin set to vanity unit, WC, double ended bathtub and walk in shower with exterior controls, having tiled flooring, tiling to walls and a window to the rear with views









**Outside**

The electric gated entrance opens into the driveway which offers parking for a number of vehicles to the fore of the garage

**Double Garage** 5.3 x 5.05m (approx. 16'6 x 17'4)

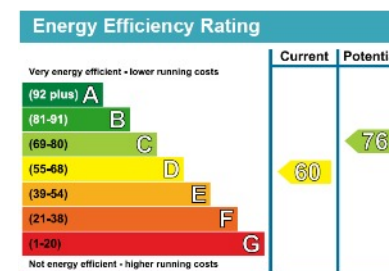
With twin manual entrance doors, power and lighting

**Workshop** 6.0 x 5.4m (approx. 19'8 x 17'8)

Ideal as a workshop or storage space, having power and lighting

**Gardens**

Beautifully tended gardens are laid to the rear aspect extending to a generous 0.65 acre and being laid to shaped lawns, stocked borders, mature trees and foliage and an ornamental garden pond. A terrace has been added to two sides of the property providing plenty of space for outdoor seating and entertaining and the property benefits from exterior lighting and a water point



**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.