



2 Meadow View Close, Oakfields, Hanbury, DE13 8FP



Set on an exclusive private lane is this contemporary detached village residence offered with no upward chain, showcasing an exceptional standard of finish throughout, four bedrooms and panoramic rural views to the rear. Enjoying a peaceful position in this desirable village of Hanbury, this impressive detached home has been bespoke designed to create spacious living accommodation and well proportioned bedrooms and bathrooms, with quality finishes including Quartz kitchen worktops and an eco-friendly air source heat pump system for the hot water and central heating. The interiors comprise briefly reception hall, lounge, open plan dining kitchen, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by two en suites and a family bathroom. Outside, there is parking to the front aspect as well as a large single garage, and lawned gardens overlook stunning countryside views to the rear.

The property lies on a private the popular village of Hanbury, a rural location home to amenities including a pub and restaurant and a playing field. The beautiful setting is renowned for outdoor pursuits and the picturesque Derbyshire Dales can be reached within a short drive. Facilities can be found in Tutbury where there are an array of traditional pubs, shops, cafes and the historic Tutbury Castle, and Burton on Trent offers shops, supermarkets and a train station and the local petrol station houses a village store. The property is within catchment for Newborough Primary School which feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The village is well placed for the FA's St Georges Park gym, spa and restaurant, and Tatenhill Airfield is 3 miles away. Commuter routes such as A515, A38 and A50 and the International airports of Birmingham and East Midlands are within a comfortable drive.



- Contemporary New Build Home
- Secluded Setting on Private Lane
- Panoramic Countryside Views
- Superb Specification & No Chain
- Open Plan Dining Kitchen
- Spacious Lounge
- Reception Hall, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- Two En Suites & Bathroom
- Gardens, Large Garage & Parking
- Eco-Friendly Air Source Heat Pump
- Double Glazed & Under Floor Heating to Ground Floor & Bathrooms
- Peaceful Setting in Popular Village
- 'Outstanding' School Catchment

Reception Hall 5.48 x 2.3m (approx. 18'0 x 7'7)
The composite front door opens into the reception hall, where a contemporary oak and glass staircase rises to the first floor and doors open into:

Lounge 5.9 x 3.6m (approx. 19'4 x 11'10)
A spacious reception room having full height windows to the front aspect

Open Plan Dining Kitchen 6.62 x 3.86m (approx. 21'9 x 12'8)

Having been designed to incorporate a dining area and comprehensive fitted kitchen extending across the rear of the property with idyllic views over the gardens and countryside beyond. The Kitchen comprises a range of gloss wall and base units with quartz worktops over, housing an inset sink and a range of integral appliances including dishwasher, double oven, induction hob, full height larder fridge and freezer and microwave. There are double doors out to the rear gardens and tiled flooring extends into the Dining Area where there is a window to the rear. Doors open to a useful storage cupboard and into:

Utility 2.47 x 1.8m (approx. 8'1 x 5'11)
Having fitted base units housing an inset sink and spaces for washing machine and tumble dryer, with tiled flooring, a window to the rear, door out to the gardens and a door into a cupboard housing the pressurised water cylinder

Cloakroom
Comprising wash basin set to vanity unit and WC, with tiled flooring





An oak and glass staircase rises to the first floor **Galleried Landing**, where there is a window to the front aspect and doors open into:

Master Bedroom 4.92 x 3.2m (approx. 16'2 x 10'6)
A spacious principal bedroom having a Juliette balcony and windows to the rear aspect overlookign idyllic views. With private use of:

En Suite 2.8 x 1.44m (approx. 9'1 x 4'9)
Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, a sun pipe providing natural light, a heated towel rail and electric under floor heating

Bedroom Two 3.63 x 3.6m (approx. 11'11 x 11'10)
Another double room having vaulted ceilings with windows to the front aspect and a door into:

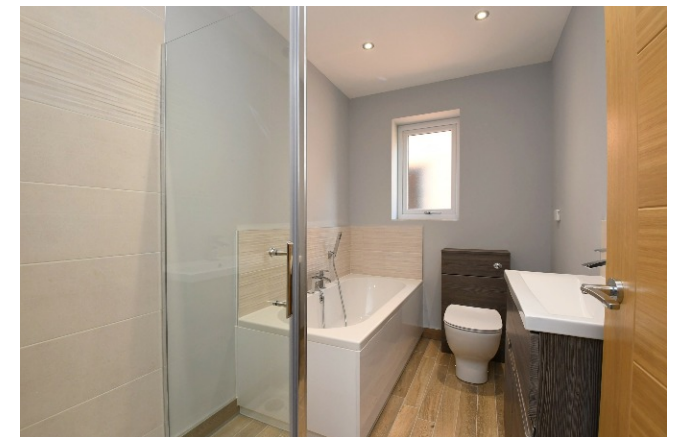


En Suite
Fitted with a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled splash backs, heated towel rail and electric under floor heating

Bedroom Three 4.17 x 3.48m (approx. 13'8 x 11'5)
Another double bedroom having vaulted ceiling with windows to the rear enjoying open views

Bedroom Four 3.0 x 2.1m (approx. 9'10 x 6'7)
With twin windows to the front

Bathroom 2.76 x 1.75m (approx. 9'1 x 5'9)
Comprising a modern suite having wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring, half tiling to walls, an obscured window, a heated towel rail and electric under floor heating





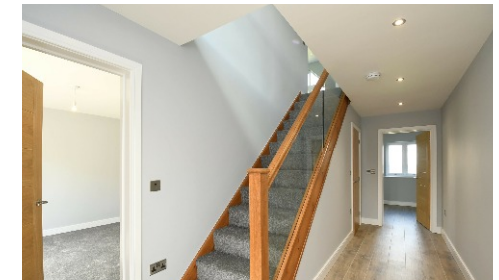
Outside

The house is set on a secluded plot along Meadow View Close, an exclusive private lane set overlooking the village's water tower. There are lawned foregardens and a tarmac drive to the front provides parking for two and access into:

Single Garage 5.8 x 2.85m (approx. 19'1 x 9'4)
A large garage having Hörmann electric entrance door, power and lighting

Gardens

Attractive gardens are set to the rear being safely enclosed and laid to a paved terrace and lawns. Glorious countryside views can be appreciated to the rear, there is an exterior water point and gated access leads to the front aspect



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.