



Oakview, Main Road, Anslow, DE13 9QE



Overlooking tranquil countryside views is this well presented Victorian cottage, benefitting from extended living accommodation, two bedrooms plus a second floor studio/ occasional bedroom and secluded walled gardens. Showcasing a wealth of character throughout including traditional fireplaces, original doors and a bespoke antique pine kitchen, this charming semi detached home offers deceptively spacious interiors ideal to suit a young family, downsizers or first time buyers. Well proportioned interiors comprise briefly porch, entrance hall, two reception rooms plus study/playroom, kitchen, rear hall, utility and cloakroom to the ground floor, with two bedrooms and a family bathroom to the first floor. The second floor is laid to a versatile studio ideal as a home office or occasional bedroom. Outside, Oakview benefits from parking for three/four vehicles to the front aspect as well as a single garage, with a delightful rear garden also housing a garden room ideal for conversion into a further living area or dedicated work-from-home space. The cottage is serviced by double glazed windows and mains has central heating.

Nestled within picturesque Staffordshire countryside, Oakview lies within a short walk of the heart of Anslow, where amenities including a pub, the Holy Trinity Church and the Moseley Academy Primary School can be found. The primary school feeds into the renowned John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. Anslow is around 3 miles from the market town of Burton on Trent where there are a number of health and leisure facilities including shops, restaurants, a library, gyms and a golf and country club, and both the FAs St Georges Park and Hoar Cross Hall are within a short drive each offering a members only gym and restaurants. The property is well placed for access to commuter routes including the A38, A50 and M6 Toll, direct rail services are available from Burton to Birmingham and Derby and Birmingham International and East Midlands can both be reached within 40 minutes. Nearby Equestrian Centres including Eland Lodge and Marchington Field, and both the Peak District National Park and Cannock Chase can be reached in around half an Hour.

- Semi Detached Victorian Cottage
- Rural Setting with Far-Reaching Views
- Character Features & WFH Potential
- Two Spacious Reception Rooms
- Country Kitchen & Study/Playroom
- Rear Hall, Utility & Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Second Floor Studio/Office
- Single Garage & Parking
- Secluded Walled Rear Garden
- Versatile Garden Room/Home Office
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment

The front door opens to a useful , which in turn opens into:

Stairs rise to the first floor accommodation and original doors open into:

3.96 x 3.66m (approx. 13'0 x 12'0)

A well presented reception room having dual aspect windows, impressive tall ceilings and traditional panelling to one wall. An open fire is housed to a cast iron fireplace with decorative tiled inlay

3.96 x 3.66m (approx. 13'0 x 12'0)

Another generously proportioned room having a window to the side and a wood burning stove set to tiled hearth. Doors open to a useful understairs storage cupboard and into:

5.2 x 2.5m (approx. 17'0 x 8'3)

Featuring vaulted ceilings and a wealth of exposed beams, the kitchen is fitted with a range of ornate antique pine cupboards with granite work surfaces over, housing a Belfast sink and spaces for a range cooker and fridge freezer. there are windows to the front and rear aspects, and quarry tiled flooring extends into:



Study/Playroom 2.75 x 2.3m (approx. 9'0 x 7'6)
An ideal home office or playroom, having archways through to the kitchen and a wealth of exposed beams

From the kitchen, an opening leads into the **Rear Hall** where there are windows overlooking the gardens and a refitted stable door opens out to the gardens. Thumb latch doors lead into:

Utility 2.06 x 1.92m (approx. 6'9 x 6'3)
Fitted with wall and base units housing an inset sink with side drainer and spaces for dishwasher, washing machine and fridge. Vaulted ceilings feature skylights and the utility has quarry tiled flooring

Cloakroom
With vaulted ceilings and skylights, fitted wash basin and WC. The wall mounted boiler is housed in here also

Stairs rise to the **First Floor Landing**, having character doors opening into:

Master Bedroom 3.96 x 3.66m (approx. 13'0 x 12'0)
A spacious double room having dual aspect windows to the front and side and a period fireplace

Bedroom Two 3.68 x 2.3m (approx. 12'1 x 7'6)
Another good sized bedroom, having dual aspect windows overlooking rural views

Family Bathroom 2.75 x 2.3m (approx. 9'0 x 7'6)
Fitted with a traditional suite having pedestal wash basin, WC, roll top bathtub and separate shower, with tiled splash backs and an obscured window

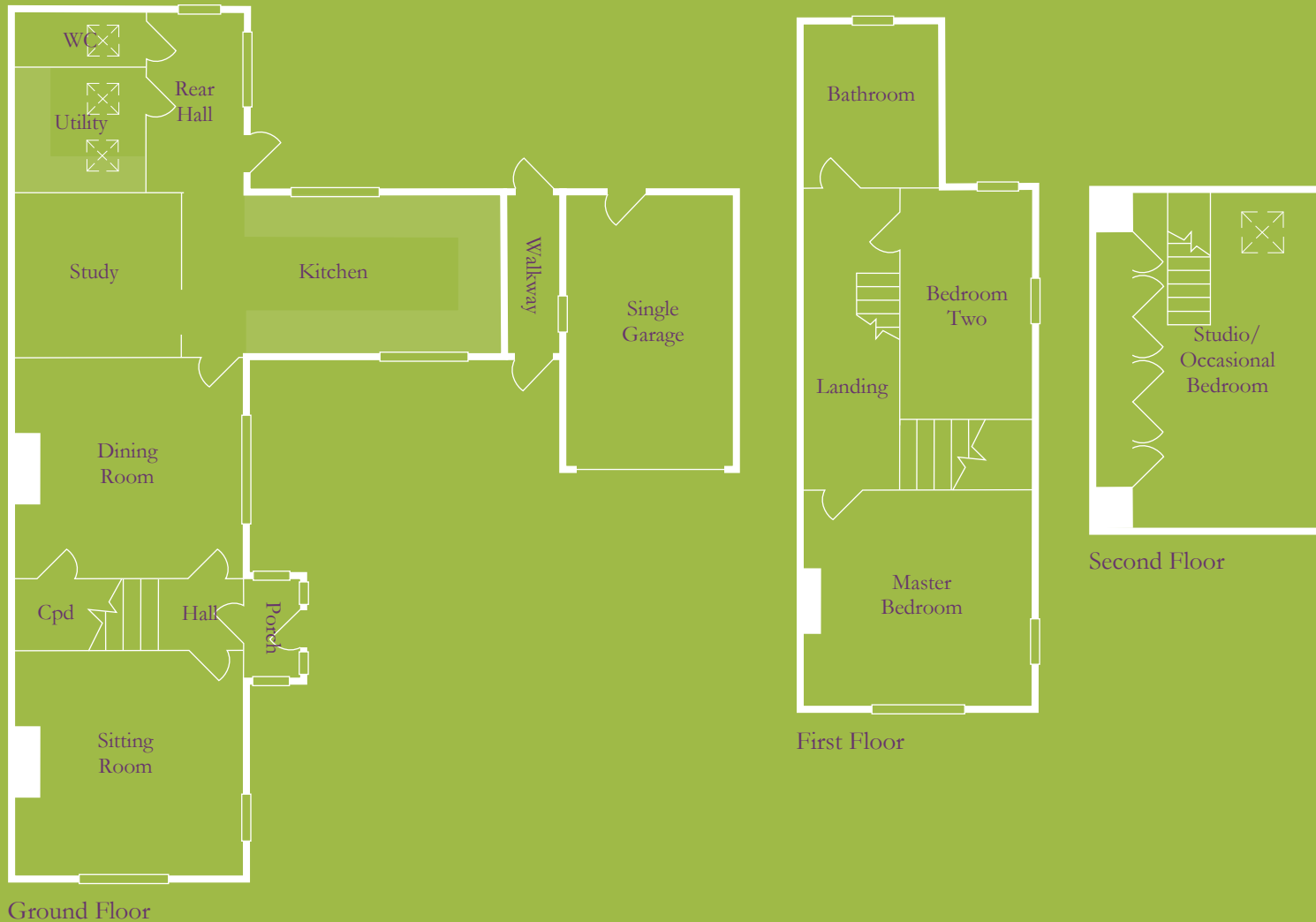
A second staircase rises to a second floor **Studio** 5.5 x 3.43m (approx. 18'0 x 11'3) ideal as an occasional bedroom, second lounge or home office. Having a window to the side enjoying rural views, a skylight and a range of fitted wardrobes and storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		







Outside

Oakview is set back from the road beyond a generous frontage, having parking for three to four vehicles to the fore of the garage. A gated walkway leads into the rear garden, and mature foliage provides plenty of privacy to the front of the cottage

Garage 4.65 x 2.92m (approx. 15'2 x 9'6)

Having a recently replaced up and over entrance door, replaced pedestrian door into the rear garden, useful loft storage space, power and lighting

Rear Garden

Enjoying complete privacy and an excellent degree of privacy, the rear garden is laid to brick and paved terraces and shaped lawns, having secure fenced and walled boundaries. Neatly stocked borders edge the lawns, there is exterior lighting and water and French doors open into a versatile **Garden Room** 3.35 x 2.04m (approx. 10'11 x 6'8), offering an ideal outdoor entertaining space or potential for conversion into a home office



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.