



Church View House, The Glebe, Rosliston, DE12 8JQ

Holding a prime setting in this delightful South Derbyshire village is Church View House, a luxurious, executive detached family home offered with the benefit of no upward chain. Presenting extended and versatile family interiors, five bedrooms plus a gym/home office, and outside space including a secluded gated entrance, double garage and west facing garden, this double fronted home enjoys a secluded setting on the select cul de sac of The Glebe, enjoying pleasant views towards the church spire from the front aspect. Showcasing a superb standard of finish throughout including solid oak doors, modern bathrooms and a stunning open plan kitchen and Orangery, extensive accommodation set

over three floors provides plenty of space to suit a growing family, alongside all the conveniences the desirable village of Rosliston and the scenic surrounding countryside has to offer.

The front door opens into a magnificent central hallway, having a galleried staircase rising to the first floor wrap around landing above. A spacious dual aspect lounge and dining room offer formal living spaces, alongside a contemporary breakfast kitchen and stunning Orangery which extends across the rear of the property. Two cloakroom and a utility are also set to the ground floor, with a versatile studio and shower room set above the

garage offering an ideal gym, home office or guest bedroom suite. Five double bedrooms extend over the first and second floors, having a family bathroom to both levels. The principal bedroom is also serviced by a range of fitted wardrobes and an en suite bathroom, with three of the additional bedrooms also having fitted wardrobes/storage space. Outside, double electric gates flanked with a walled boundary open into the expansive driveway, providing ample parking and access via electric doors into the double garage. There is a landscaped garden set to the rear aspect benefitting from a sunny westerly aspect and having an outdoor bar and recessed decking for an inset hot tub.

Nestled within the scenic county of South Derbyshire, Rosliston is a sought after rural village home to an array of village amenities to include a Co-Op, a pub, a post office and a church. The Rosliston Church of England Primary school is located within the village within walking distance from the property.

For leisure pursuits, the village lies within the National Forest and is surrounded by open fields and farmland providing many countryside walks, with the Rosliston Forestry Centre being only a few minutes from the property and ideal for walking, cycling and activities including falconry, archery and fishing.

The location is convenient for travel along the A38 and A444 providing links to the national motorway network beyond, whilst the nearby train stations lie in Lichfield and Burton on Trent. A regular public bus route runs through the village itself.

- Executive Detached Family Home
- Offered with No Upward Chain
- Extended Interiors & Luxurious Finish
- Three Spacious Reception Rooms
- Modern Breakfast Kitchen
- Utility Room & Two Cloakrooms
- Five Superb Double Bedrooms
- Master En Suite Bathroom
- Family Bathrooms to First & Second Floors
- Gym/Office/Guest Bed & Shower Room
- Church Views to front
- Private Electric Gated Entrance
- Double Garage & Ample Parking
- Double Glazed & Mains Gas Central Heating
- Desirable South Derbyshire Village
- Well Placed for Local Amenities & Commuter Routes

**Reception Hall** 4.24 x 3.13m (approx. 13'10 x 10'3)

A UPVC entrance door with sidelights opens into this magnificent hallway, having a central solid oak staircase rising to the galleried landing above, tiled flooring and an oak door opens into a **Cloakroom** having fitted wash basin, WC and tiled flooring. Glazed double doors lead into:



**Lounge** 7.2 x 3.76m (approx. 23'7 x 12'4)

An oversized reception room having a window to the front, twin windows to the rear and an electric fireplace set to carved mantelpiece

**Dining Room** 4.1 x 3.15m (approx. 13'5 x 10'4)

A well presented reception room having doors opening into both the **Kitchen** and **Orangery**

**Breakfast Kitchen** 7.23 x 3.3m (approx. 23'8 x 10'9)

Refitted to a superb standard by the Kitchen Co., a range of wall and base units with granite work surfaces over house an inset sink with side drainer and integrated appliances including dishwasher, AEG oven, microwave oven and warming drawer and an induction hob with extractor above. There are spaces for an American fridge freezer and full height wine fridge, and there are windows to the front and side aspects from the dining area. The central island houses an entertaining style breakfast bar to one side, there is a door into the **Dining Room** and tiled flooring extends into:

**Orangery** 6.43 x 4.99, 3.3m (approx. 21'1 x 16'4, 10'9)

A fabulous addition to this executive home, having an impressive central ceiling lantern, windows to the rear and side and double doors opening out to the rear. The Orangery also benefits from electric under floor heating and double doors leading into the **Dining Room**

**Utility** 2.95 x 2.3m (approx. 9'8 x 7'6)

Fitted with a range of wall and base units with granite work surfaces over, housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. There is a window to the front and the utility has tiled flooring, a door out to the rear garden and a further door into:

**Cloakroom**

Refitted with a modern suite having wash basin set to vanity unit and WC, with tiled flooring and an obscured window to the front







The oak staircase rises to the first floor **Galleried Wrap Around Landing**, where a feature glazed apex enjoys views towards the village church to the front aspect. A second staircase rises to the second floor, and oak doors open into the **Airing Cupboard** and:

**Master Suite** 5.17 x 3.92, 3.76m (approx. 16'11 x 12'10, 12'4)

A spacious principal bedroom having twin windows to the front, a range of fitted wardrobes and bedroom furniture and private use of:

**En Suite Bathroom** 3.65 x 1.9m (approx. 11'11 x 6'2)

Comprising a modern suite having wash basin set to vanity units, WC, spa bathtub with wall-inset TV and an oversized walk in shower, with tiled walls, tiled flooring with electric under floor heating, a window to the front aspect and a heated towel rail

**Bedroom Four** 3.94 x 3.3m (approx. 12'11 x 10'10)

Another double room having a window to the rear and a large fitted wardrobe

**Bedroom Five** 3.13 x 2.97m (approx. 10'3 x 9'9)

A fifth double room having Juliette balcony to the rear and a single height fitted wardrobe

**Family Bathroom** 2.32 x 2.2m (approx. 7'7 x 7'2)

A contemporary suite comprises pedestal wash basin, WC and freestanding bathtub, with a heated towel rail, tiled flooring and walls and a window to the front aspect



A second staircase rises to the second floor **Landing**, having a skylight and doors leading into:

**Bedroom Two** 5.35 x 3.76m (approx. 17'6 x 12'4)  
Another spacious bedroom having a dormer window to the front, a skylight to the rear and a range of fitted wardrobes and storage

**Bedroom Three** 5.3 x 3.3m (approx. 17'5 x 10'10)  
With a dual aspect dormer window to the front and skylight to the rear

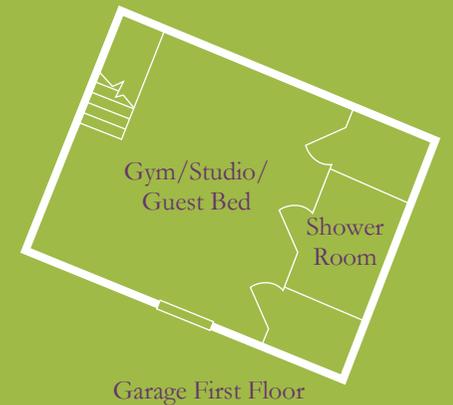
**Bathroom** 3.1 x 2.32m (approx. 10'2 x 7'7)  
Another modern suite comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, half tiled walls, a heated towel rail and a dormer window to the front

From the **Utility**, a door opens giving access into the garage, having stairs rising to:

**Gym/Office/Guest Suite** 4.24 x 4.32m (approx. 14'2 x 13'10)  
A versatile self contained space, having a dormer window to the front, useful eaves storage and private use of:

**Shower Room** 2.08 x 1.5m (approx. 6'10 x 4'11)  
Comprising pedestal wash basin, WC and shower, with tiled flooring, half tiled walls and a heated towel rail









### Outside

From the select cul de sac of The Glebe, private electric gates open into the expansive driveway bordered by lawns and neatly stocked flowerbeds, with mature trees and foliage providing plenty of privacy to the front aspect. There is parking for a number of vehicles to the fore of the garage, gated access leading into the rear garden and there are pleasant views towards the village church spire. There is exterior lighting and the EV charger is as separate negotiation

**Double Garage** 5.47 x 5.16m (approx. 17'11 x 16'11)

With electric entrance doors, power, lighting and a workshop/storage area to one side

### Landscaped Rear Garden

Extending to a good size, the rear garden enjoys a sunny westerly aspect and has been landscaped to an excellent standard. A paved terrace houses space for an inset hot tub (existing hot tub as separate negotiation), and a garden bar with shed storage to the rear is included in the sale. Shaped lawns are edged with neatly stocked borders, the rear of the property benefits from power, lighting and water, and a useful brick outbuilding provides further exterior storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.