







Abode are delighted to present this two bedroom, detached bungalow set in a sizeable plot in a sought after location.



  
**ABODE**  
SALES & LETTINGS



Positioned on the prestigious Anslow Lane in the picturesque village of Rolleston-on-Dove, this delightful period detached bungalow occupies a substantial plot with beautiful views over open countryside and farmland to the rear. A rare opportunity to acquire a property in one of Staffordshire's most desirable settings.

The accommodation begins with a front porch that opens into a spacious and welcoming hallway. At the front of the home, the generous living room benefits from large windows providing scenic views across the garden and surrounding landscape. The gas fire is set within a feature surround, with a back boiler supplying the central heating system. Stretching across the rear, the open-plan kitchen and dining area offers ample space for everyday living and entertaining, with a range of fitted units, a built-in oven and hob, space for additional appliances, and views over the rear garden. The dining area includes built-in storage, access to a pantry, and a side door leading to the driveway.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying views to the front and the second bedroom overlooking the rear garden. A centrally located bathroom is fitted with a bath, WC, and pedestal wash basin, along with a window to the side elevation.

Externally, the home is set well back from the road behind a generous front garden and block-paved driveway, which continues along the side of the property through gated access to a carport. A single garage sits at the rear alongside a mature, extensive garden featuring a central lawn, well-established borders, screen fencing, and a bespoke garden room/home office—ideal for those working remotely or seeking additional space. The garden enjoys uninterrupted views over the adjacent fields, enhancing the tranquil setting.

Offered with no upward chain and immediate vacant possession, this characterful bungalow presents a fantastic opportunity for refurbishment or extension (subject to the necessary planning permissions).

Rolleston-on-Dove offers a charming village lifestyle with local shops, amenities, pubs, and excellent access to major road networks including the A38 and A50.

Entrance Porch

Entrance Hallway

Living Room



Kitchen/ Dining/ Living Area

Master Bedroom

Bedroom

Bathroom

Outside























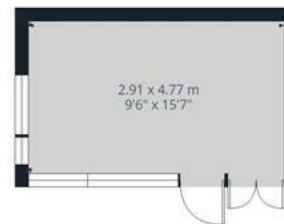








Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

106.5 m<sup>2</sup>

1146 ft<sup>2</sup>

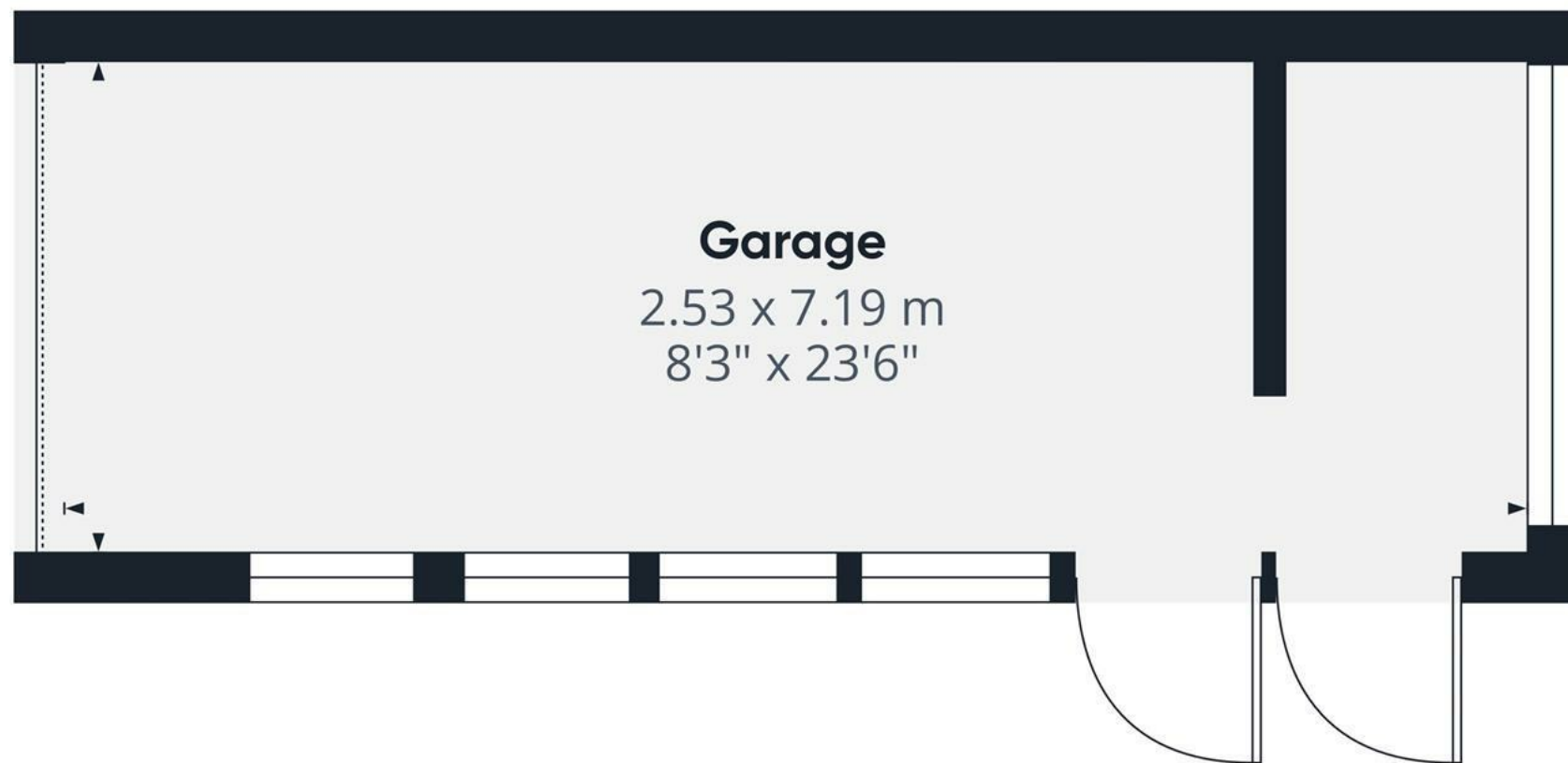
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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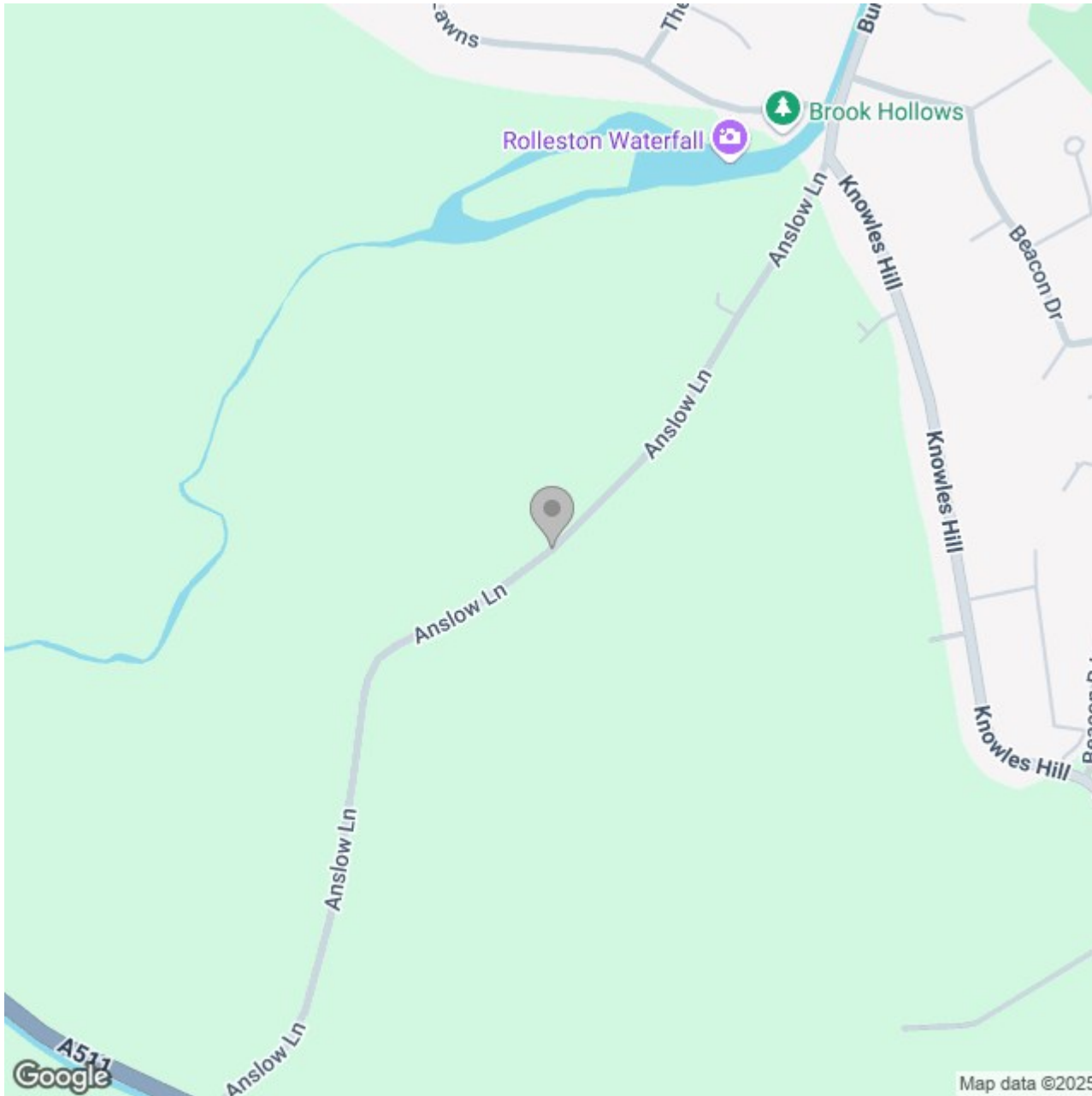


18.2 m<sup>2</sup>  
196 ft<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 