



ROB LETTS

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Rose Cottage, Melbourne

Guide Price £630,000

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Rose Cottage is a deceptively spacious period home with origins dating back to the 1700s, quietly tucked away in the heart of Melbourne village. Thoughtfully extended over time, the property offers over 2,000 square feet of beautifully presented accommodation, blending character features with modern family living.

The welcoming entrance hall features a stone tiled floor and a large cloaks cupboard, while the family lounge showcases exposed oak beams and a striking fireplace with log-burning stove. At the centre of the home, the kitchen and dining areas are linked by a dedicated dining room, creating a sociable and practical layout ideal for everyday life and entertaining.

A rear lobby provides ideal day-to-day access, complete with built-in storage, ground floor WC, and a separate utility room. To the rear, the stunning garden room overlooks the garden and features a glass panel revealing the original well beneath – a unique and calming focal point.

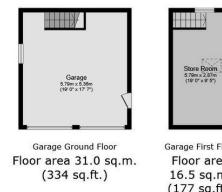
Upstairs are five bedrooms and two beautifully finished bathrooms, including a principal en-suite with roll-top bath. Outside, the private rear garden is a true surprise, with a koi pond, seating areas, and mature planting. A long driveway, double garage, and oak-framed car port with electric charging complete this exceptional village home.





Total floor area: 238.5 sq.m. (2,567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

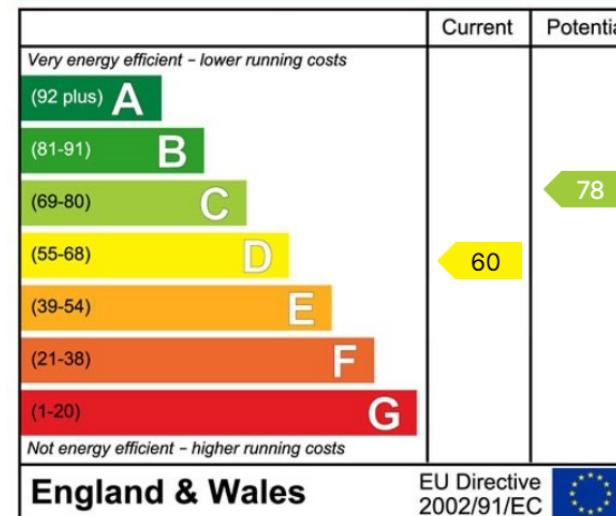


Garage Ground Floor
Floor area 31.0 sq.m.
(334 sq.ft.)

- Deceptively spacious period cottage with origins dating back to the 1700s
- Over 2,000 sq ft of accommodation, thoughtfully extended over time
- Characterful kitchen with separate central dining room
- Practical rear lobby, utility room, and ground floor WC
- Large, Private, mature rear garden with koi pond and seating areas
- Five bedrooms and two beautifully finished bathrooms
- Cosy family lounge with oak beams and log-burning stove
- Stunning garden room with original well beneath glass floor panel
- Extensive driveway with double garage and oak framed carport
- Quote RL0918 when calling to book viewings



Energy Efficiency Rating



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