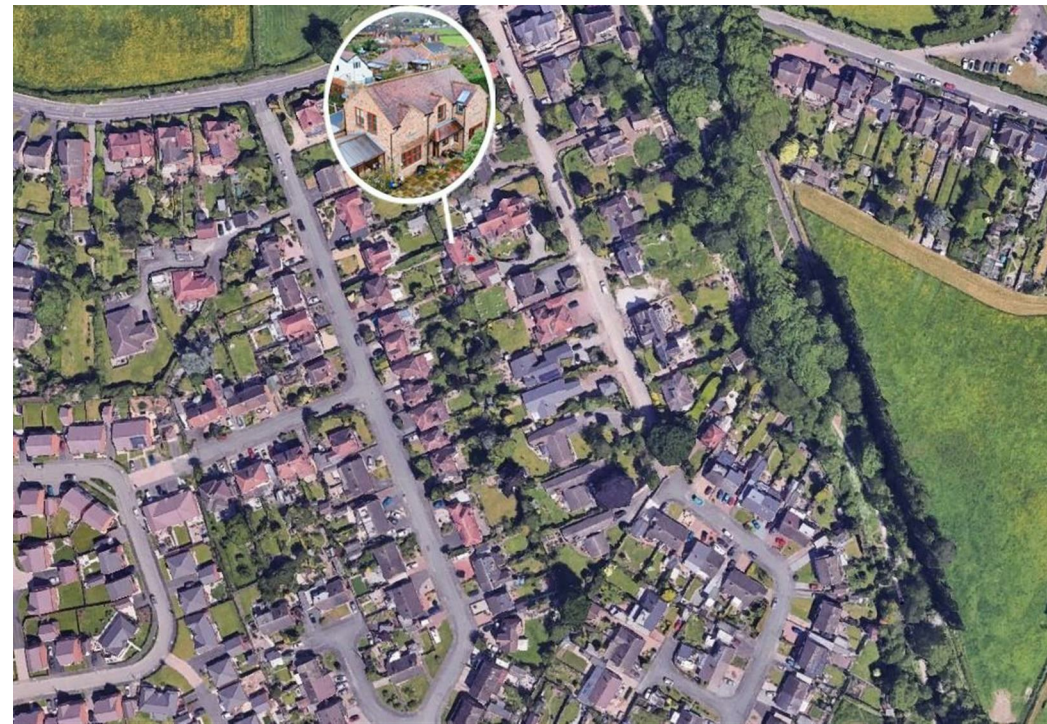


**South Hill, Rolleston-On-Dove, DE13 9AT**  
**£600,000**





# South Hill, Rolleston-On-Dove, DE13 9AT

£600,000

Council Tax Band: E

Tucked away from the road, this unique and individually designed cottage is approached via a charming stone driveway leading to the front elevation. Beyond a private gated entrance, you are welcomed by an Indian sandstone courtyard and an impressive front elevation showcasing reclaimed brick, along with the detached guest house/annexe. The immediate area is notably peaceful.

Rolleston-on-Dove itself is a charming village with a strong sense of community. The village offers all the essentials, including a handy convenience store, a friendly post office, a highly regarded primary school, and, of course, the much-loved Spread Eagle Pub and The Rolleston Club. Surrounded by beautiful countryside, it's ideal for strolls by the River Dove or through the picturesque Brook Hollows.

With easy access to Burton-on-Trent as well as Derby, Rolleston provides the best of both, combining rural charm with modern conveniences.

Inside the property, a welcoming reception hallway with a striking vaulted ceiling leads to an elegant gallery landing. The dual-aspect lounge offers a bright and inviting space, enhanced by French doors that open into a hardwood double-glazed conservatory. The ground floor also benefits from a modern shower room, a utility room, and an expansive fitted dining kitchen. The kitchen boasts granite worktops, integrated appliances, and a dining area with French doors that open onto the garden patio, creating an ideal space for entertaining.

Upstairs, the gallery landing with a spindled balustrade provides access to the extensive master suite, complete with a walk-in wardrobe and a stylish en-suite shower room.

Two further double bedrooms overlook the rear elevation, both featuring elements in keeping with the traditional cottage feel of the property such as open beams and vaulted ceilings.

The stylish, modern family bathroom completes the first floor. It features stone-effect tiled walls, a three-piece bathroom suite, including a shower over the bath, and a hotel-style integrated basin

## Measurements:

Lounge: 12'11" x 23'8" (3.93m x 7.20m)

Kitchen Area: 15'11" x 13'11" (4.86m x 4.25m)

Dining Area: 13'0" x 10'3" (3.96m x 3.12m)

Utility: 4'7" x 6'2" (1.39m x 1.89m)

Downstairs Shower Room: 7'2" x 6'2" (2.18m x 1.89m)

Conservatory: 14'0" x 14'0" (4.28m x 4.28m)

Garage: 12'3" x 15'7" (3.75m x 4.74m)

Master Bedroom: 13'0" x 17'6" (3.96m x 5.34m)

En-Suite: 7'0" x 6'4" (2.13m x 1.92m)

Second Bedroom: 13'2" x 10'2" (4.02m x 3.10m)

Third Bedroom: 13'2" x 9'2" (4.02m x 2.79m)

Bathroom: 7'11" x 6'4" (2.42m x 1.92m)

Annexe Lounge: 19'8" x 8'5" (6.00m x 2.56m)

Annexe Shower Room: 7'0" x 6'2" (2.13m x 1.89m)

## Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

## \*\*Money Laundering Regulations 2003:\*\*

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

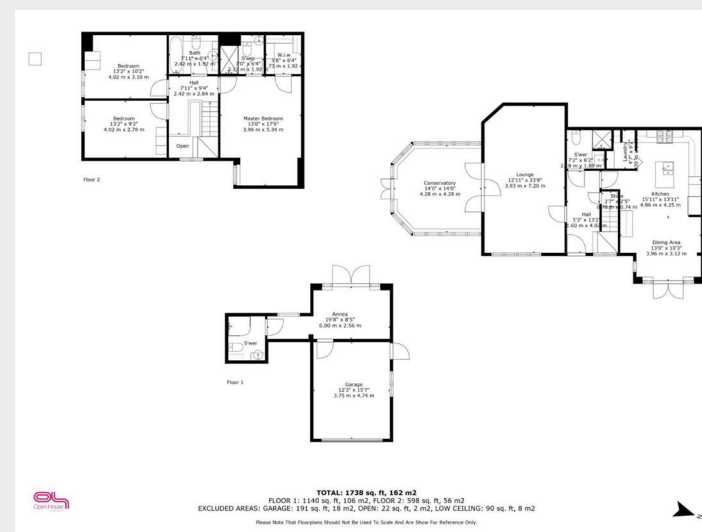
## \*\*Floorplans:\*\*

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

















Open House Burton & Swadlincote



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		
England & Wales		
EU Directive 2002/91/EC		

80 88