





# Rockingham House, 456 Abbey Lane

Sheffield, S7 2QY

## Description

Dating to 1860, 'Rockingham House' combines a first class location, close to outstanding local schooling with a stunning finish and a generous amount of accommodation and gardens. With five double bedrooms, three bathrooms, two reception rooms and an open plan, extended dining kitchen it is literally perfect for the family market. The main accommodation is complemented by two occasional rooms in the cellars ( a games room and music room) and a stone built outbuilding that provides storage solutions or the potential to perhaps be redeveloped into a home office if preferred (subject to regs). Externally the property continues to impress, access is gained via impressive electric security gates that open onto a large, south facing lawned garden and parking area. The driveway continues up to the house and provides parking for further vehicles and, at the rear, there is a further lawned garden, a terrace and access to the outbuilding. From the wide and welcoming reception hall to the newly installed roof and double glazing this property has been lovingly restored and renovated by the current owners



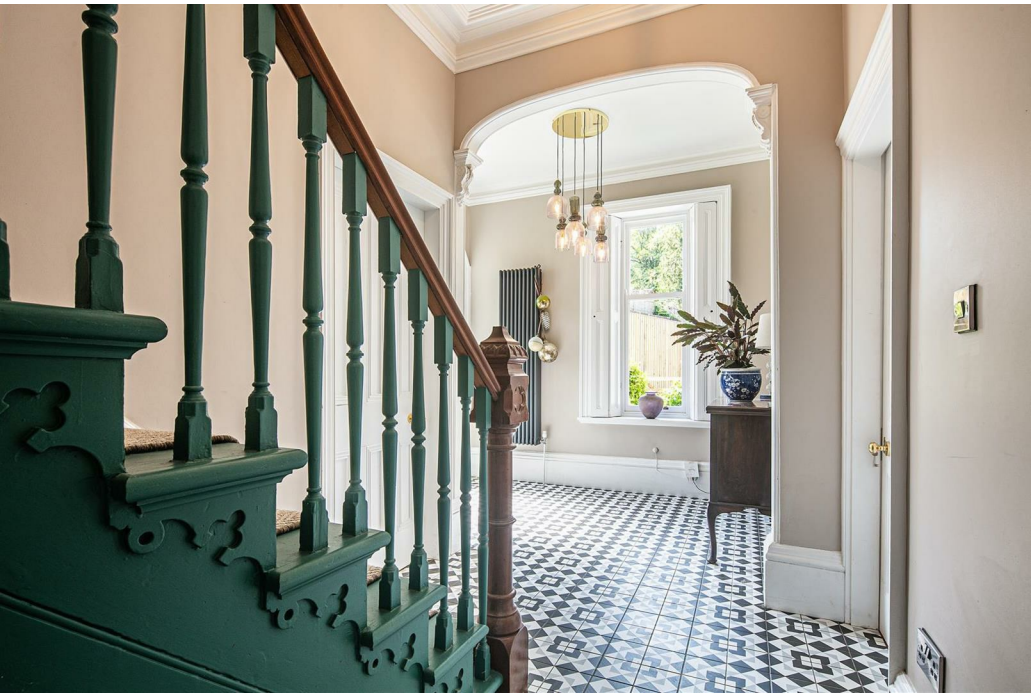
- Five double bedrooms, all offering excellent proportions.
- Wide and welcoming reception hallway giving a great first impression to this chic home.
- Superb gardens to both the front (south facing) and the rear with areas of lawn and terraces.
- Freehold and Council Tax Band G.
- Three luxurious bathrooms with elegant tiling framing the modern sanitaryware and a ground floor W.C and separate utility room.
- Large lounge with bay window and a wood burning stove.
- Secure gated driveway providing off road parking for several cars.
- Fabulous, open plan dining kitchen with bi-folds, an island and a feature lantern light.
- Study/snug with further stove providing a cosy feel in the winter.
- Modern gas central heating, insulation and timber double glazed windows combine to make an EPC rating of D66 (excellent for a Victorian property).





with a real attention to detail. The kitchen has contemporary Sage green units surmounted by elegant Quartz working surfaces that extend to the island unit. There are also bifolding doors and a lantern light in the extended dining/seating area, making it the perfect place to sit and unwind with views over both gardens. The main reception room is quite lovely, with a wood burning stove and an original fireplace providing a pleasing focal point in the colder months of the year. The other reception room offers flexibility in the way it can be used, many people who know spend some time working from home may perhaps utilise it as a home office while families with smaller children may prefer it as a playroom or snug. The two occasional rooms in the cellars have been redeveloped to form a games room and music room and with a little more works, to meet building regs, could add a further 434 square feet of accommodation to the already spacious 2532 square feet of accommodation in the main house. There are also five good double bedrooms and three bathrooms (one ensuite) over the first and second floors giving the property a great balance between reception areas and bedroom space. The location, on the edge of Millhouses, is perfect for the family market. Highly regarded schooling is found in Millhouses and beyond although catchment areas should always be checked with the council. Millhouses Park is also found close by, as are scenic woodland walks that lead out into the surrounding countryside and train links into Sheffield, Manchester or beyond can be found at the nearby Dore and Totley Train Station.





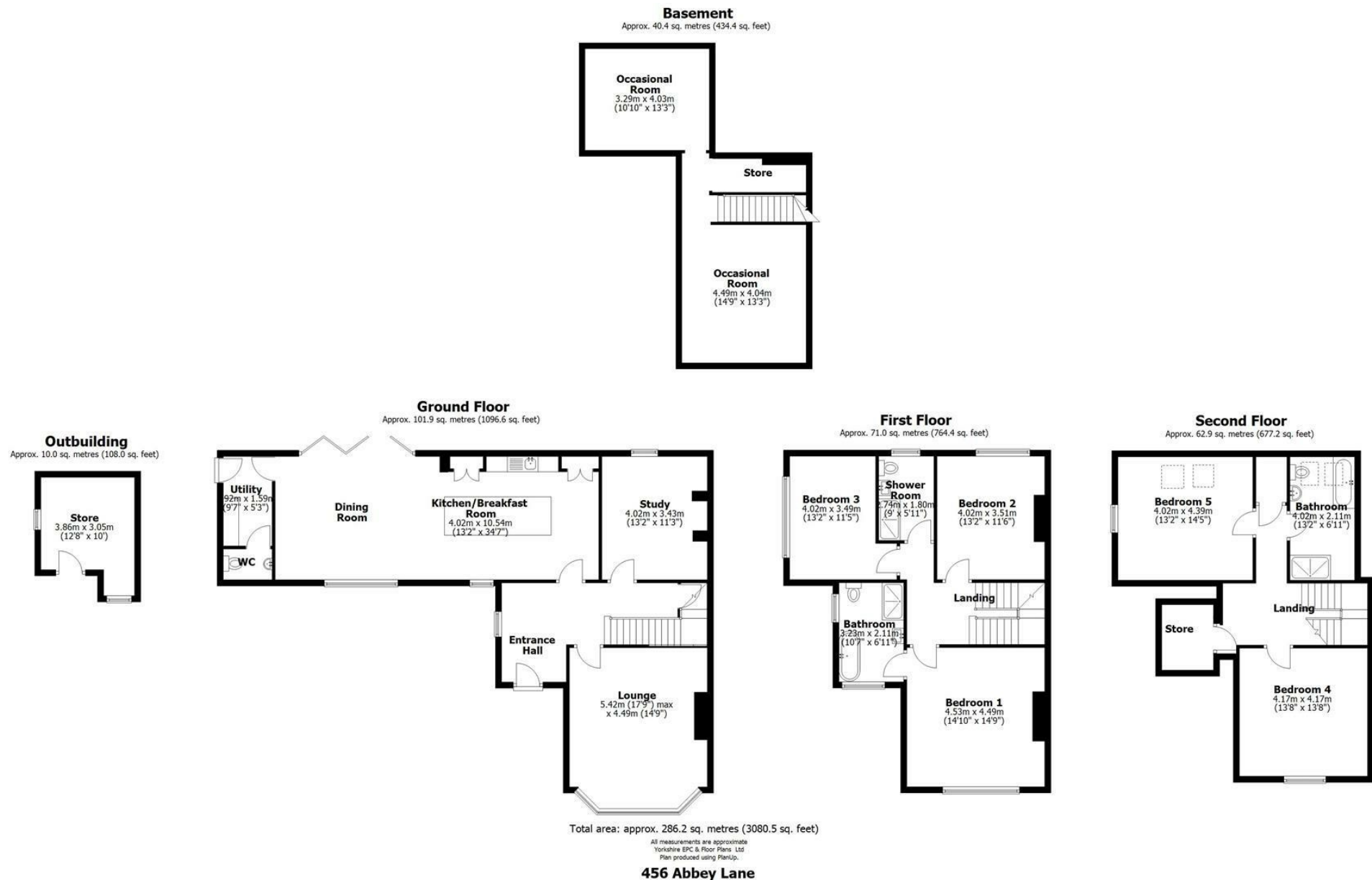






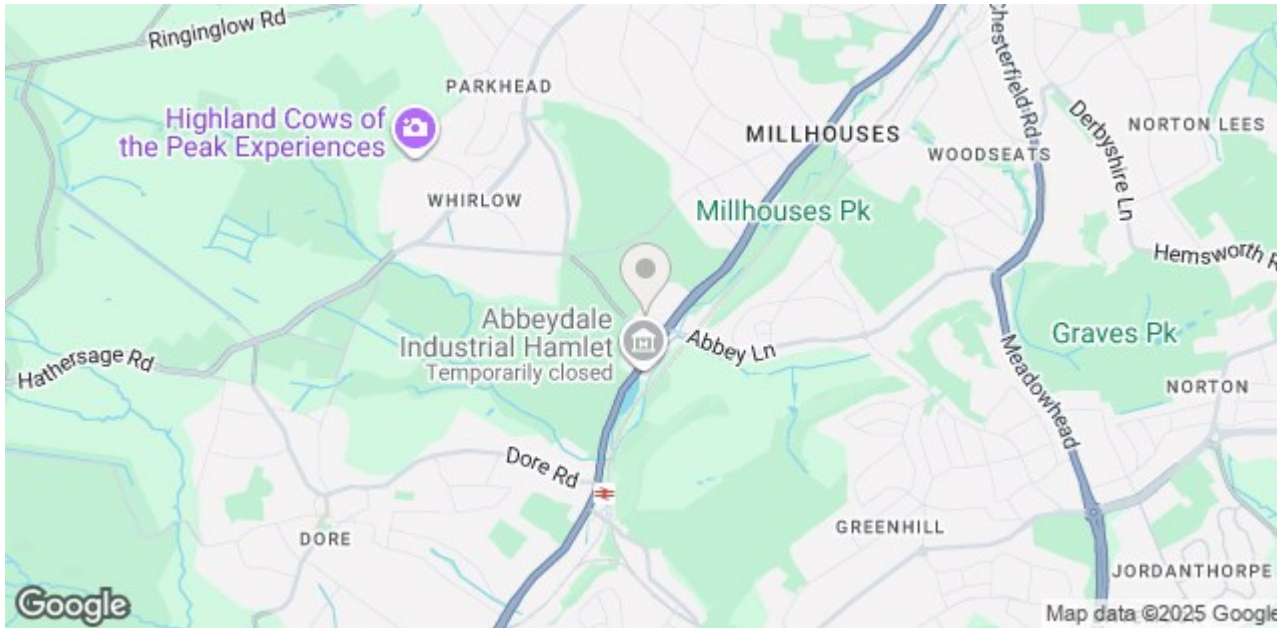






Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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