



Mill View

Roughbircworth Lane | Oxspring | Sheffield | South Yorkshire | S36 8YA

FINE & COUNTRY

MILL VIEW



A luxury NEW BUILD HOME, offering a delightful village location, providing generous five bedroom accommodation, finished to an exceptional standard throughout, enjoying the most idyllic of settings with a stunning scenic backdrop, commanding breathtaking views, enclosed within private landscaped gardens extending to approximately 1/3 of an acre.



Sympathetically designed taking full advantage of the landscaped, the intention to create architectural drama, anticipation and excitement achieved through well-lit, open plan living spaces, the journey from the front door being immediately impressive before leading to the large open plan living areas with Juliet balconies and bi-folding doors to the lower ground floor opening onto the rear gardens, seamlessly connecting internal and external living.

Accommodation in the main benefits from a contemporary open plan style with double bedrooms and high quality bathrooms; all rooms commanding differing scenic outlooks over the grounds and surrounding landscape, the lower ground floor offering a tremendous amount of versatility.

The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks on the doorstep whilst glorious scenery associated with the Pennines can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to Leeds, Sheffield, Manchester and Wakefield, whilst nearby rail links offer a direct route to the capital.

KEY FEATURES

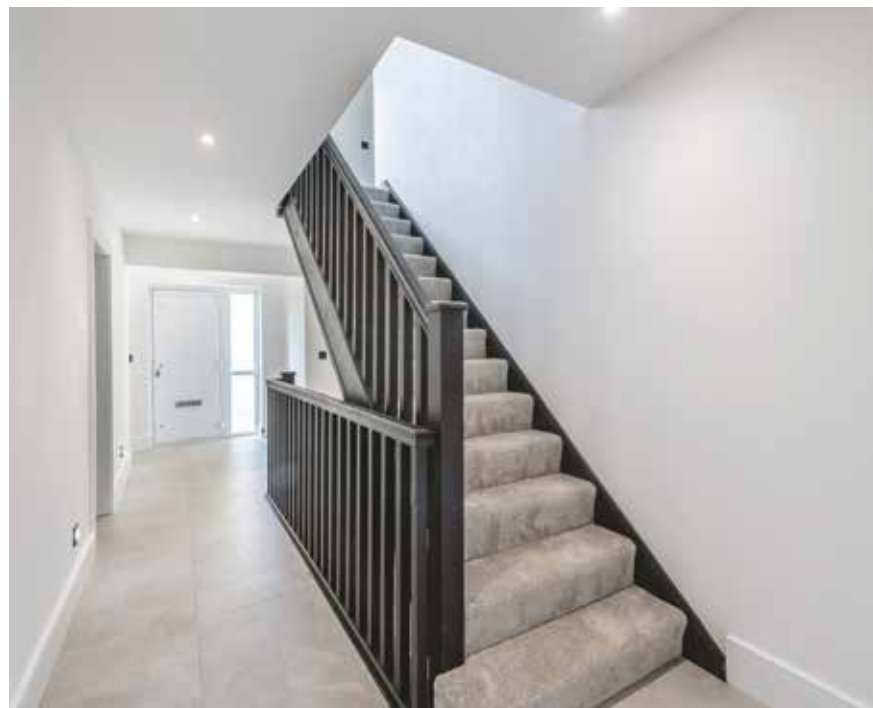
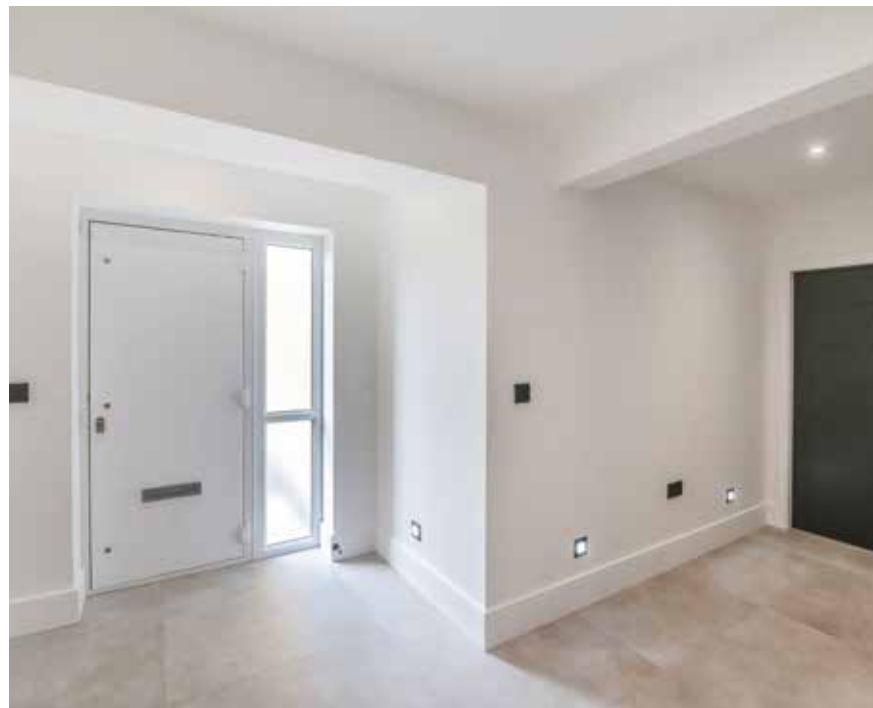
Ground Floor

A contemporary styled door opens to the reception hall which has feature low level LED lighting and a staircase to both the lower ground and first floor accommodation. A cloaks room presents a modern suite finished in white comprising a wall hung W.C and a wash hand basin complemented by stunning tiling to the walls and floor.

A generous utility makes an ideal boot room with an access door to the side, has fitted furniture with a work surface incorporating a sink unit whilst having plumbing and space for an automatic washing machine and a dryer. A walk-in cupboard is home to the pressurised hot water cylinder tank and manifolds for the underfloor heating.

The living kitchen is exceptional, show stopping from all viewpoints, resulting in a room which is without doubt the hub of the home, flooded with natural light, a window to the front and full height windows to the rear incorporating twin doors that open onto a glass Juliet balcony, commanding a delightful scenic outlook over the garden with a treelined backdrop. A spacious room incorporating the kitchen and a dining area, having complementary tiling to the floor and a high quality range of fitted furniture by Nobilia with Dekton work surfaces and splash backs, a sink unit with mixer tap, instant hot cooker tap and sparkling water. A central island offers a sociable entertaining area extending to a breakfast bar with cupboards beneath, pull up sockets, wireless charging and LED lighting. A complement of appliances by Bosch includes twin ovens, a convection microwave oven, an ELICA hob with down draught extractor, wine chiller, a larder fridge and separate larder freezer and a dishwasher.

A generous lounge has two sets of twin doors to the rear each with full height windows to either side, both opening onto glass Juliet balconies, commanding an impressive view over the surrounding landscape.



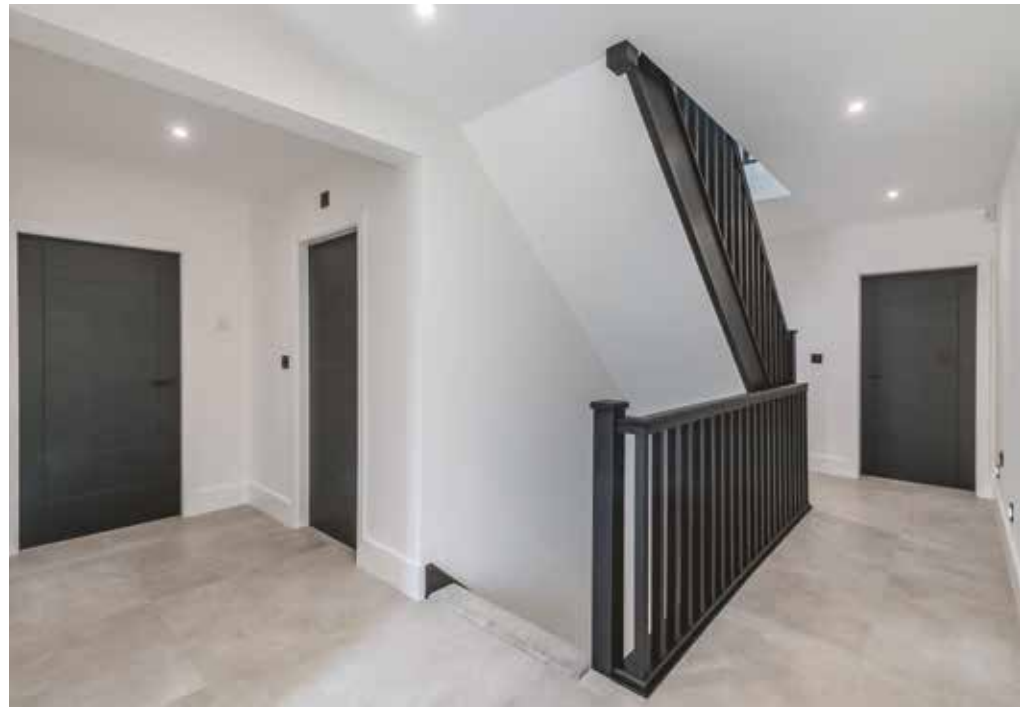












First Floor

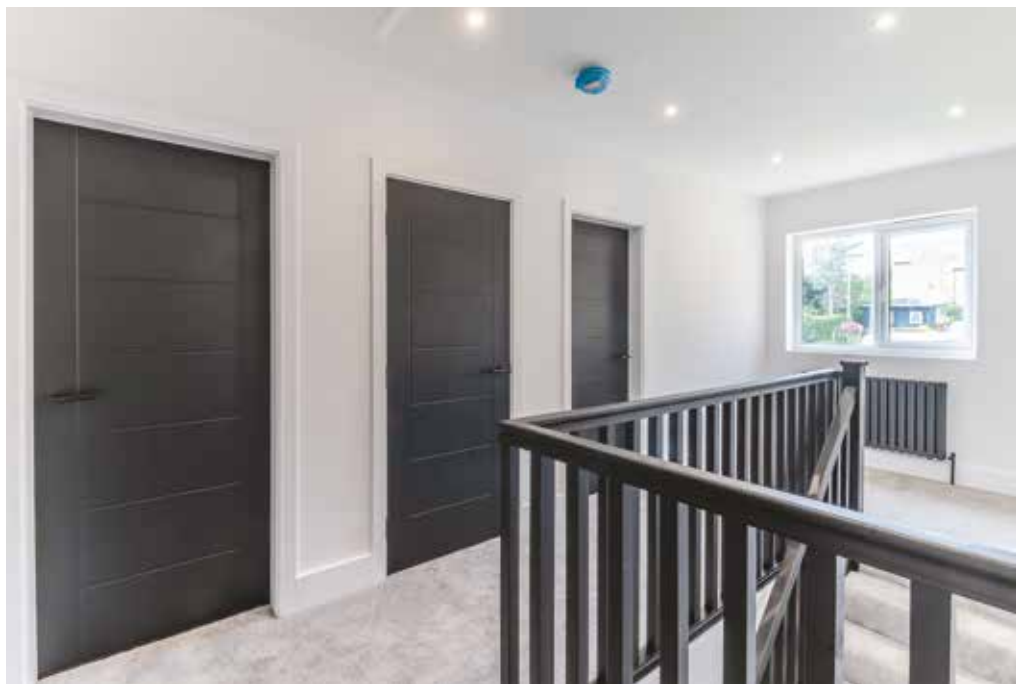
A generous landing has a window to the front aspect, access to the loft space and a useful storage cupboard.

The principal bedroom suite offers expensive accommodation, has a window overlooking the front aspect of the plot, two contemporary styled vertical radiators and access to a separate loft space. En-suite accommodation is impressive, feature tiling to the walls and floor complemented by strip LED lighting, whilst furniture includes a double shower with a fixed glass screen, a wall hung W.C, twin wash hand basins with floating vanity drawers beneath, an LED backlit mirror over and a heated towel radiator.

The second bedroom is positioned to the rear aspect of the home, offers generous double accommodation with a pleasant outlook, and en-suite facilities comprising a shower with a fixed glass screen, a low flush W.C and a wash hand basin with floating vanity drawers beneath, feature tiling to walls and floor, a mirror with backlit LED lighting and a heated towel radiator.

There are three additional double bedroom, two sharing a "Jack & Jill" en-suite; one of the rooms positioned to the front aspect of the home, the other to the rear, each room enjoying a pleasant outlook. The en-suite presents a modern three piece suite by Villeroy and Boch, complemented by feature tiling to the walls and floor. The fifth bedroom occupies a rear facing position and enjoys an outlook over the gardens towards the River Don.

The family bathroom is stunning; offers generous accommodation, has feature tiling to the walls and floor with low level LED strip lighting and a heated towel radiator. Furniture includes a walk-in double shower with a fixed glass screen, a free standing egg shaped bath, a low flush W.C and a wash handbasin with backlit LED mirror over, and built in vanity drawers beneath.















KEY FEATURES

Lower Ground Floor

A versatile level to the home seamlessly connecting with the outdoors, this floor lending itself to a variation of uses including annexed accommodation, leisure / home cinema or a spacious home working environment.

A cloak room is presented with a two pieces suite finished in white. A generous lounge with full tiling to the floor has two sets of bi-folding doors opening directly onto the rear garden. A kitchen presents a comprehensive range of furniture with worksurfaces incorporating a sink unit, appliances including an integral oven and hob with an extraction over and a fridge.





LOCAL AREA

Situated on the edge of the Peak District National Park, located on the edge of the village, close to the popular Pennine market town of Penistone, enjoying a stunning rural location, and whilst immediately rural the position is convenient for an abundance of local services and amenities including a post office, church and community hall, primary school and two highly regarded pubs. The Trans Pennine Trail and a wide range of other biking routes and footpaths are immediately accessible.

Mill View enjoys all the benefits of nearby Penistone; a bustling market town which still holds a weekly traditional outdoor market. Local shops vary from small gift shops and clothing boutiques to mini-supermarkets, a Tesco and a variety of restaurants and cafés. Meadowhall is within a 20-minute drive and the area offers a wealth of highly regarded bars and restaurants. Highly regarded primary and secondary schools are close by, as well as a sixth form college. The M1 is easily accessible as are surrounding commercial centres. Local attraction includes Cannon Hall Country Park and farm shop, Wentworth Castle at Stainbrough, The Yorkshire Sculpture Park whilst reservoirs including Langsett and Scout Dyke present wonderful walks offering an outstanding external lifestyle.



INFORMATION

Additional Information

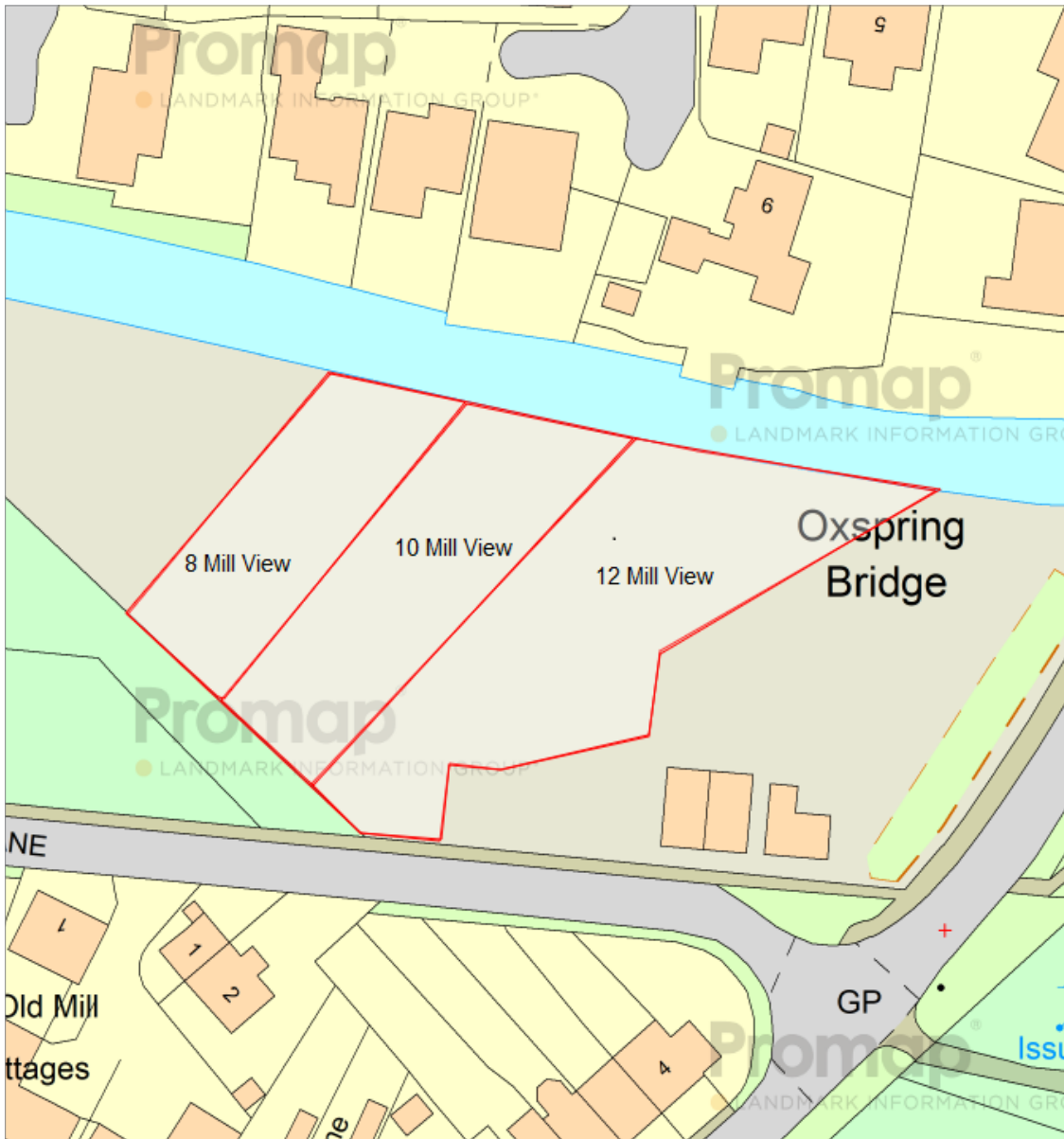
A development offering Freehold properties with mains gas, water, electricity and drainage. Underfloor heating to the ground and lower ground floor levels. Council Tax Band – TBC. EPC Rating – TBC. Fixtures and fitting by separate negotiation. There may be a slight variation to the design of each building. Approx plot size. No. 8 – 1/3 of an acre, No.10 -1/4 of an acre, No 12 – 0.2 of an Acre. 6 year Architect certificate.

Directions

From the centre of Penistone proceed on Sheffield Road through Springvale and into Oxspring. After the school turn left onto Roughbitchworth Lane. The development is on the left.

Externally

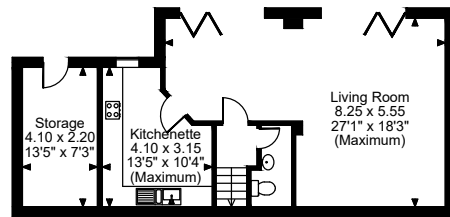
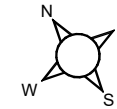
To the front aspect of the home a garden is laid to lawn and extends to the side aspect. A double driveway provides off road parking and gains access to the double garage which has power and lighting, a car charging point and an electronically operated entrance door. To the rear aspect of the home a generous garden has a patio to the immediate rear of the property which leads onto a generous lawned garden that gently extends down to a tree line bordering the River Don. The plot extends to approximately 1/3 of an acre.



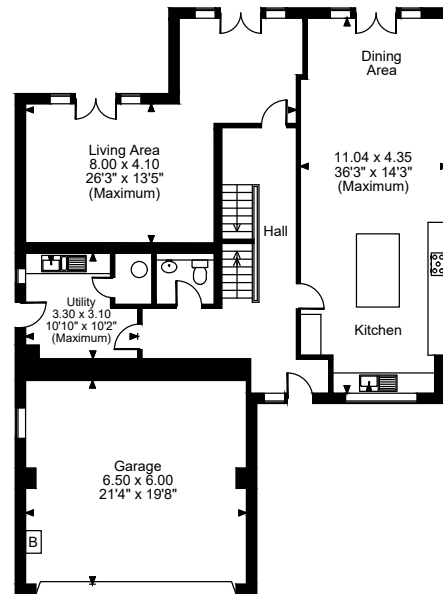
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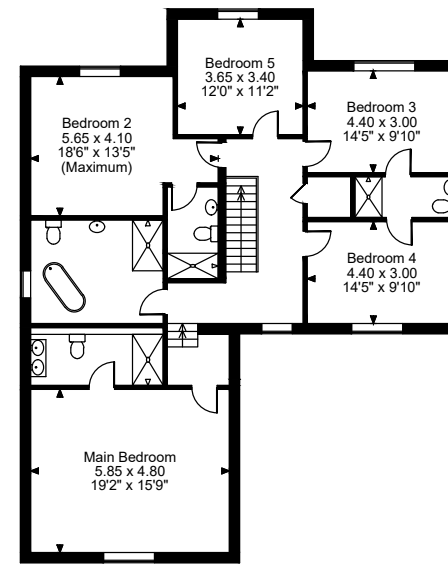
Roughbitchworth Lane, Oxspring, Sheffield
Approximate Gross Internal Area
3894 Sq Ft/362 Sq M



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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We value the little things that make a home

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FOUNDATION

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