

Castrum Court

Rocester, Uttoxeter, ST14 5PL

John German




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£550,000



Extended modern barn conversion with four bedrooms (two ensembles), dining kitchen, utility, living room with log burner and bright orangery. Driveway, integral garage and enclosed rear garden. Central village location close to amenities, schools and road links.

Decimus at Castrum Court is an extended modern barn conversion style property built in 2006 offering well-balanced and well-presented accommodation, ideal for a couple or family seeking a high specification home in a central village location. The ground floor includes a spacious dining kitchen, designed for everyday living and entertaining, along with a separate utility room. A comfortable living room, featuring a log burner, provides a more private and cosy space to relax, while the orangery offers a bright and versatile additional reception area with underfloor heating, opening onto the rear garden and making it suitable for use throughout the year.

To the first floor, there are four bedrooms, two of which benefit from ensembles, in addition to a family bathroom serving the remaining accommodation. Externally, the property benefits from a driveway providing off-street parking, an additional allocated parking space and further visitor/communal space, along with an integral garage. The rear garden is spacious, enclosed and well suited for family use or outdoor entertaining. PV Solar panels with iBoost and battery storage are installed, helping to reduce running costs and improve overall energy efficiency.

Situated on the edge of a quiet private courtyard development in the centre of this popular village, the property is within walking distance of a wide range of local amenities. These include convenience shops, public houses, well-regarded schools such as the JCB Academy, a doctors' surgery, village hall and playing field, as well as a florist, hairdressers, fish and chip shop, church and football club. There are also countryside walks close by, along with the lakes located at the front of the world headquarters of JCB. The nearby towns of Uttoxeter and Ashbourne are easily accessible, together with the A50 dual carriageway linking the M1 and M6 motorways, and the cities of Derby and Stoke-on-Trent, making the location practical for commuting.

A wooden entrance door opens into the reception hallway, with a staircase to the first floor and a useful understairs storage cupboard. Doors lead to the guest cloakroom, dining kitchen and living room.

The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and tiled splashback, low level WC and an electric extractor fan.

The dining kitchen is fitted with quartz work surfaces incorporating an inset ceramic Belfast sink with drainer and mixer tap. There is a range of base cupboards and drawers, along with complementary wall units. Integrated appliances include a Smeg dishwasher, wine fridge and a Leisure range cooker with electric hob. There is also space for a freestanding fridge freezer. A central breakfast island with wooden worktops provides additional storage and seating. A door leads through to the utility room.

The utility room has rolled edge work surfaces with space and plumbing for a washing machine, a wall mounted cupboard and internal access to the integral garage.

The orangery is a large and bright reception space, featuring a self-cleaning roof lantern and dual aspect bi-folding doors opening onto the rear patio, along with a further door to the side, all fitted with motorised blinds. Underfloor heating (wet system) is installed, as well as a remote controlled ceiling fan and there is an internal door through to the living room.

The living room includes a full height window to the front and French doors connecting to the orangery. A log burner set within a brick chimney breast, with tiled hearth and oak lintel, forms a central focal point.

To the first floor, a semi-galleried landing provides access to all bedrooms and the family bathroom, along with a loft hatch.

Bedroom one is a large dual aspect double room with windows to both sides, remote controlled ceiling fan and access to an ensuite. The ensuite is fully tiled and fitted with a wall hung wash hand basin with vanity drawers beneath, low level WC, and a Jacuzzi bath with mixer tap and handheld shower attachment, along with an electric extractor fan and a heritage style roof window.

Bedroom two is a spacious double room with a window to the side, a heritage style roof window and access to an ensuite, which has a wash hand basin, low level WC and shower unit with chrome mains shower and a chrome ladder style heated towel rail.

Bedroom three is a further double room.

Bedroom four is a good sized single room, currently used as a study, with Sharps fitted desk, cupboards, drawers and shelving.

The family bathroom is fitted with a white suite comprising a wash hand basin with vanity storage beneath, low level WC and a P-shaped bath with mixer tap and mains shower over. There is also an airing cupboard housing the hot water tank.

The integral garage has power and lighting, with insulated electric roller doors to both the front and rear. It also houses the oil-fired boiler and solar battery storage.

To the rear, the property benefits from a well presented and generously sized wrap-around garden. A substantial patio seating area extends around the property, leading to a raised, covered timber deck ideal for outdoor dining and entertaining. The garden is also laid to lawn, complemented by raised timber herbaceous and flowering borders, with space for a timber shed.

What3words: pirates.raking.slugs

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

There is an annual charge of £41 for the estate charges to The Abbeyfields (Rocester) Management Company.

As Castrum Court properties are built on a former Roman site, Historic England and ESBC planning need to approve any groundworks.

Property construction: Standard

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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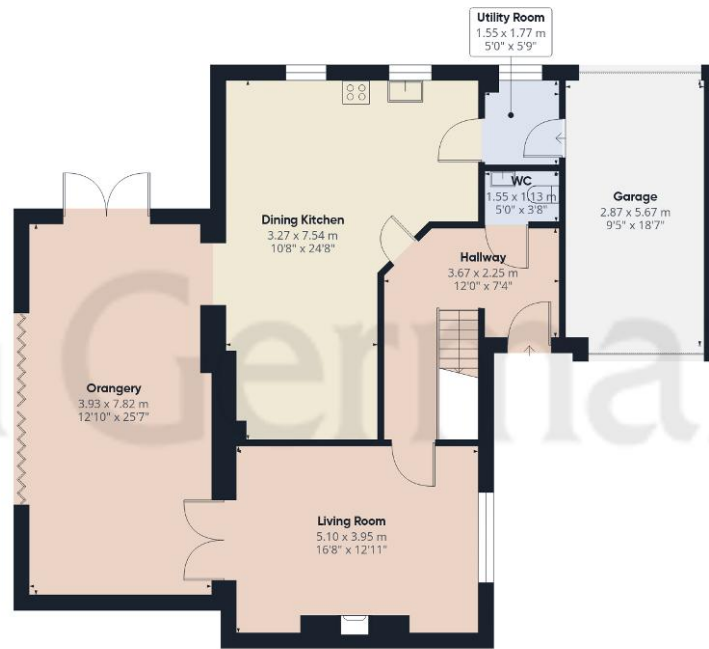










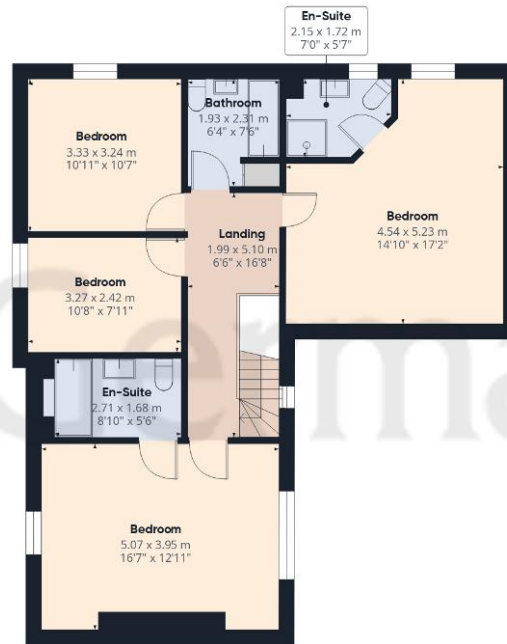


Ground Floor

Approximate total area⁽¹⁾

193.2 m²

2079 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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