





Occupying a sought-after position within the heart of Rolleston-on-Dove, this character home offers a wealth of charm and original features throughout, combined with versatile accommodation ideal for modern family living. Enjoying views towards the brook to the front elevation and a substantial rear garden complete with a unique Arctic hut, the property benefits from three reception rooms, a bespoke kitchen diner, utility/WC, four bedrooms, a study or fifth bedroom, and an en-suite to the principal bedroom.



## Accommodation

### Ground Floor

The accommodation begins with an inviting entrance reception room, showcasing character features including exposed timbers, wooden flooring and a feature fireplace, immediately setting the tone for the rest of the home. Doors lead through to two further reception rooms, both offering flexible living space to suit a variety of needs.

Positioned to the front elevation, the snug provides an excellent additional sitting room, home office or playroom, whilst the main living room enjoys exposed beams and a log-burning stove, creating a warm and welcoming space for everyday living.

To the rear of the property is the impressive bespoke kitchen diner, fitted with a range of quality units centred around an island with breakfast bar seating. The room offers ample space for both dining and entertaining, with French doors opening directly onto the rear garden. An inner hallway provides access to the first-floor accommodation and useful understairs storage, whilst a combined utility room and guest WC completes the ground floor.

### First Floor

The first-floor landing provides access to a large boarded loft, four well-proportioned bedrooms together with a further room currently utilised as a study, which could also serve as a fifth bedroom if required.



The principal bedroom enjoys views over the rear garden and benefits from its own en-suite shower room. Bedrooms two, three and four are all of good proportions, making the property particularly well suited to growing families. The family bathroom is fitted with a bath incorporating a shower over, wash hand basin and low-level WC, together with useful built-in storage.

### Outside

A particular feature of the property is the substantial rear







garden, offering an excellent amount of outdoor space. Predominantly laid to lawn with established borders, the garden also includes, a pizza oven, a paved patio area ideal for outdoor dining and entertaining. A useful brick-built outbuilding provides additional storage, whilst the impressive Arctic hut creates a unique year-round entertaining space.

To the front elevation, the property enjoys an attractive outlook towards the brook and is set within the village conservation area.

#### Location

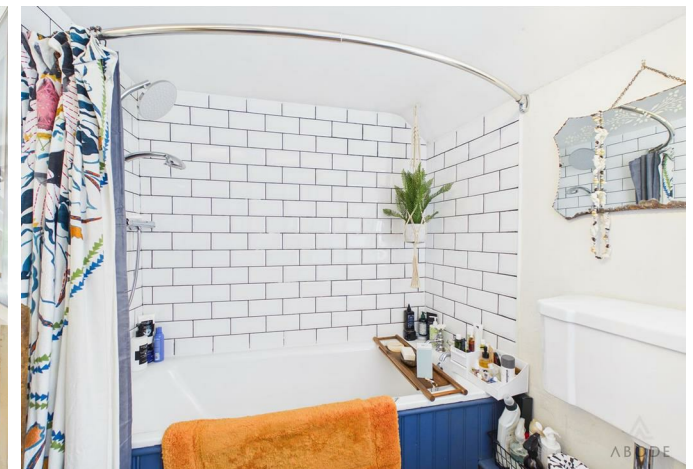
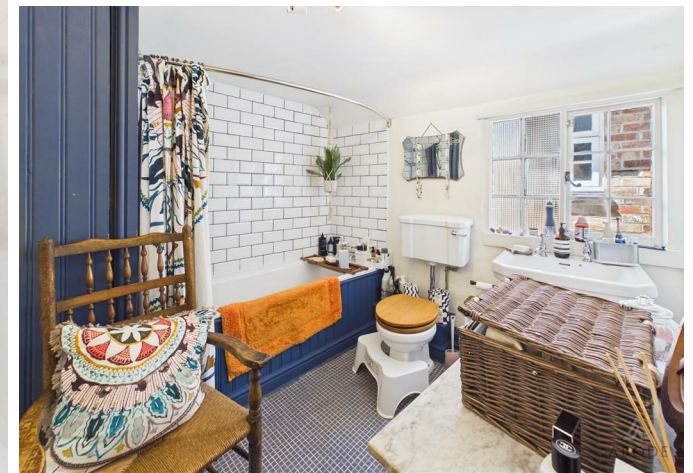
Rolleston-on-Dove remains one of Staffordshire's most desirable villages, offering a range of everyday amenities including a village shop, butcher, public houses, highly regarded schooling and pleasant countryside walks. Excellent transport links are available via the nearby A38, providing convenient access to Burton upon Trent, Derby, Lichfield and beyond.



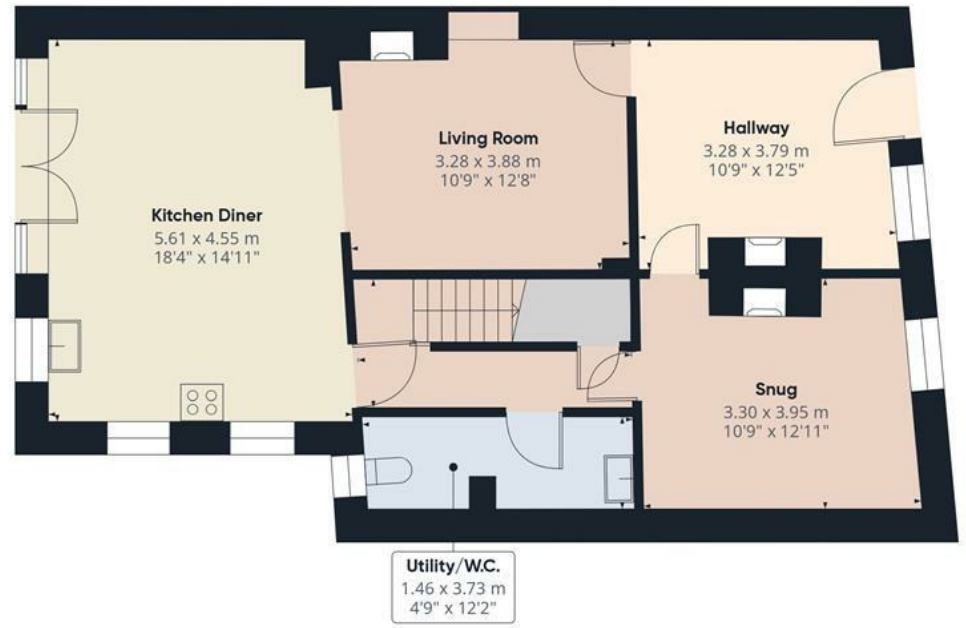




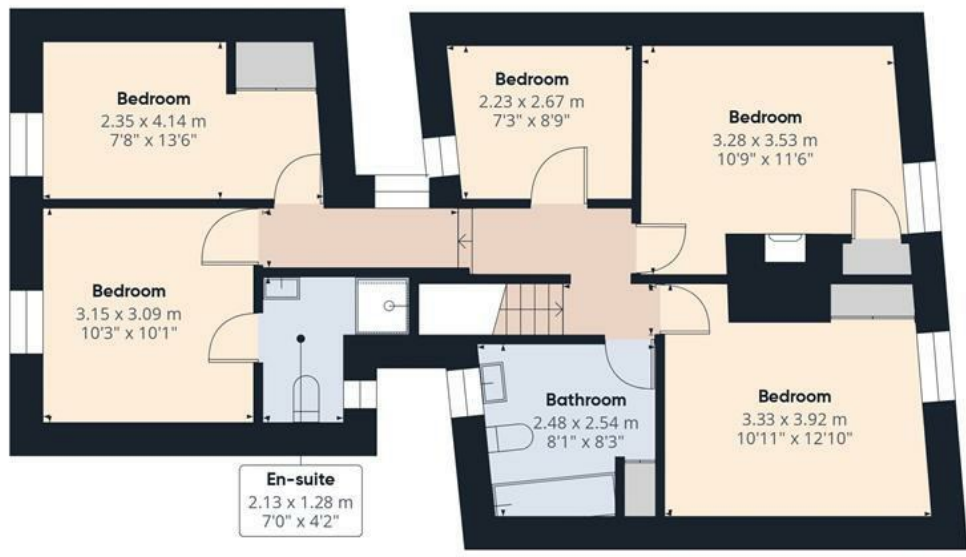








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
135.4 m<sup>2</sup>  
1456 ft<sup>2</sup>

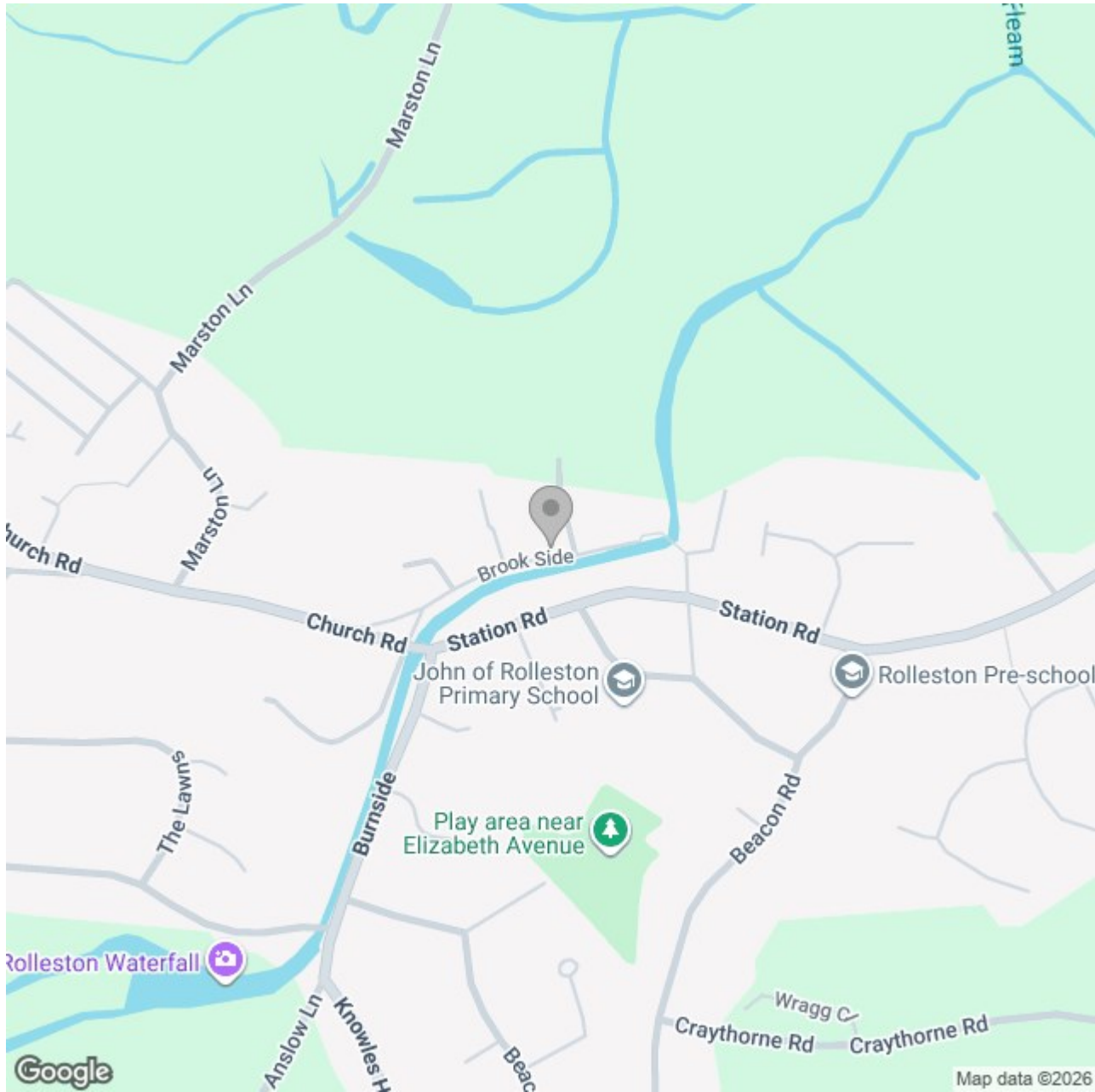
(1) Excluding balconies and terraces

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

GIRAFFE360







### 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