





A genuinely rare opportunity to purchase a large, beautifully extended and superbly presented detached home in the heart of Rolleston on Dove. Thoughtfully reconfigured to create an exceptional level of space, the property combines stylish modern living with the comfort of a versatile layout, including an impressive open-plan kitchen / living / dining area, three ground-floor bedrooms, two of which are ensuite, multiple high-quality bath and shower rooms, and a luxurious first-floor principal suite with dressing area, shower room, and adjoining office.

Set on a substantial plot, the home enjoys an expansive rear garden backing onto open countryside, a large timber garden room, extensive private parking, and a truly unique roof terrace offering uninterrupted rural views. Properties of this calibre and position are rarely available, making early viewing strongly advised.



## Accommodation

### GROUND FLOOR

The property opens into a broad and welcoming entrance hallway, finished to a high standard and connecting seamlessly to all main rooms. The heart of the home is the outstanding open-plan kitchen / living / dining space, a bright and versatile area ideal for everyday family living and entertaining. Large glazed doors open directly onto the rear decking, allowing the garden and countryside backdrop to become an extension of the living space. The kitchen is fitted with an extensive range of cabinetry, generous worktops, space for cooker and fridge freezer, integrated appliances, and ample dining space.

To the front is the beautifully presented formal living room, featuring a striking fireplace with log-burning stove and a large window overlooking the front.

The ground floor benefits from three generous bedrooms, offering excellent flexibility for families, guests, or those seeking a bungalow layout. One bedroom enjoys its own modern en-suite shower room, while another has access to a beautifully finished private shower room. The additional centrally located family bathroom features a contemporary suite with a bath and shower over, complemented by quality tiling and fittings.

A separate utility room offers further storage, appliance space, and an external door to the garden, with direct access into the oversized garage.



### FIRST FLOOR

The first floor is dedicated to a superb principal bedroom suite, providing an exceptionally private and peaceful retreat. The bedroom is spacious and bright, complemented by a fitted dressing area and a stylish shower room with modern fixtures throughout. An adjoining home office completes this floor—ideal for remote working, hobbies, or additional wardrobe space.

One of the property's most impressive features is the







access from the first floor to a roof terrace, enjoying panoramic views across neighbouring fields and countryside. This remarkable space is perfect for enjoying morning coffee, evening drinks, or simply appreciating the tranquillity of the setting.

professionals seeking a blend of village living and convenience.

## OUTSIDE

The property sits behind a gated, sweeping gravelled driveway, offering extensive off-street parking for multiple vehicles and leading to the garage. The frontage provides an attractive and practical approach to the property.



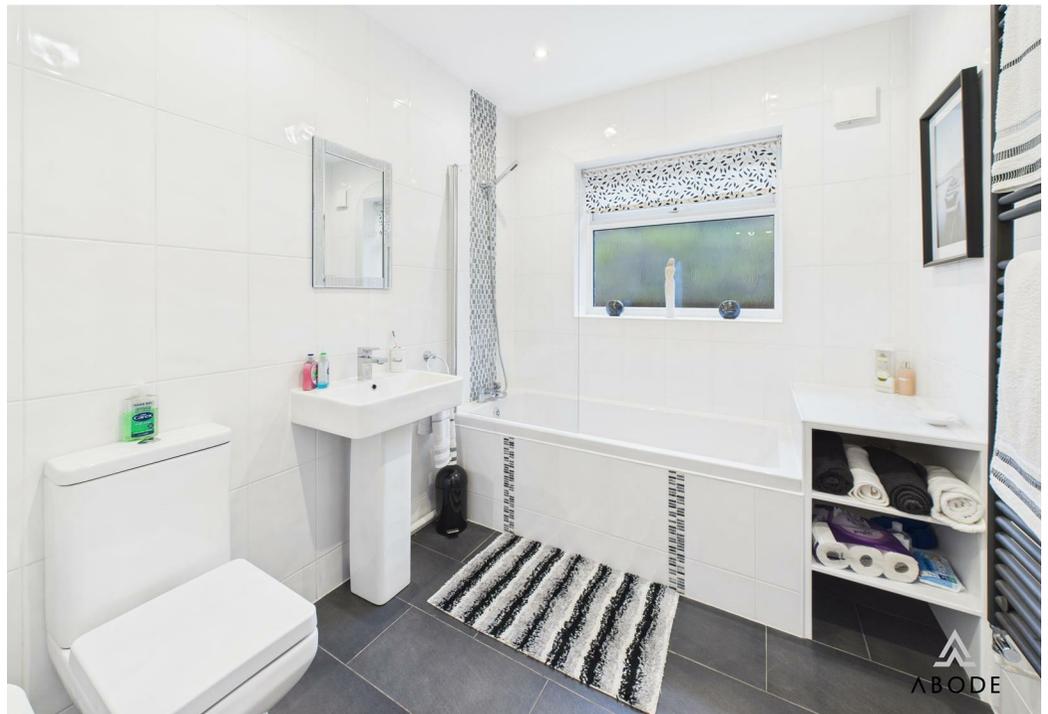
To the rear, the garden is exceptional—expansive, neatly maintained, and backing directly onto open fields. A generous decked terrace adjoins the open-plan living area, ideal for outdoor dining and entertaining, while the large lawn provides ample space for families and keen gardeners. A substantial timber garden room sits towards the rear of the plot, offering multiple potential uses such as a studio, hobby space, or additional entertainment area. Mature planting and raised borders add privacy and colour throughout the year.

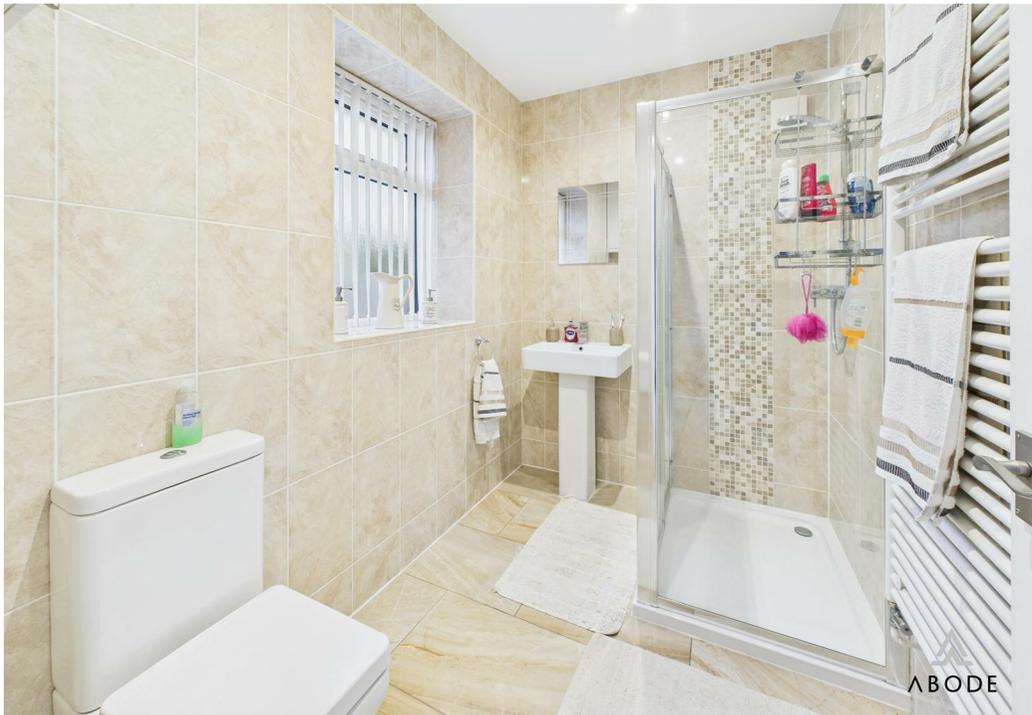
## LOCATION

Located within the highly desirable village of Rolleston on Dove, the property benefits from an excellent selection of local amenities including well-regarded schools, village shops, public houses, and scenic countryside walks. Rolleston provides a strong sense of community while remaining well connected to Burton upon Trent, the A38, and wider commuter links to Derby, Lichfield, and beyond. It's an ideal location for families and













Floor 0



Floor 1



Approximate total area<sup>m</sup>

210.8 m<sup>2</sup>

2268 ft<sup>2</sup>

Reduced headroom

4 m<sup>2</sup>

43 ft<sup>2</sup>

(1) Excluding balconies and terraces

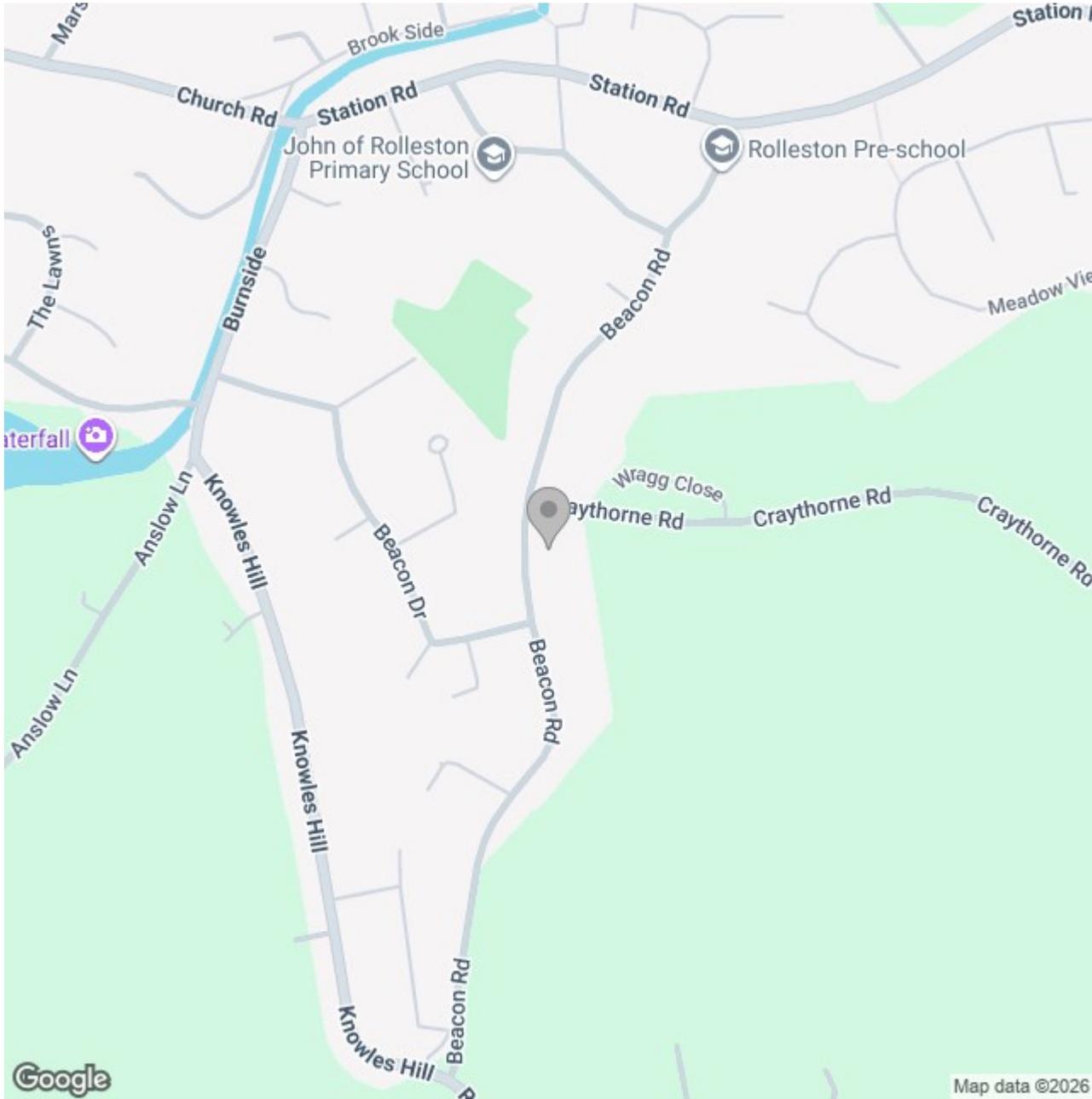
Reduced headroom

----- Below 1.5 m/5 ft

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	