





A Rare Opportunity to Own a Picturesque Village Home. Nestled in the heart of the charming village of Rolleston-on-Dove, this exquisite four-bedroom detached character home offers an unparalleled blend of historic charm and modern convenience. Set back from the road behind a private, gated driveway, this home sits proudly within its beautifully landscaped gardens, which have been previously entered into local competitions, showcasing their exceptional design and maintenance.



Accommodation

Ground Floor

Step through the striking black and white double doors into a welcoming hallway, which immediately sets the tone for this elegant home. To the right, the formal dining room boasts a bay-fronted window overlooking the garden and a stunning fireplace, perfect for entertaining. To the left, a cosy snug room flows seamlessly into the charming country-style kitchen, complete with exposed beams, and a walk-in pantry. Adjoining the kitchen, a sunroom provides additional access to the property, offering a bright and airy retreat.

Beyond the kitchen, two practical utility rooms and a downstairs WC ensure effortless functionality. An inner hallway leads to a conservatory, offering tranquil garden views. The elegant living room, featuring another bay window with breathtaking views over the adjacent fields, is the perfect space to unwind.

First Floor

A spacious first-floor landing leads to four well-proportioned bedrooms. The master suite enjoys expansive countryside views, while the remaining bedrooms are beautifully presented. A dedicated study area offers a quiet workspace, and a well-appointed family bathroom completes this level.







Outside & Gardens

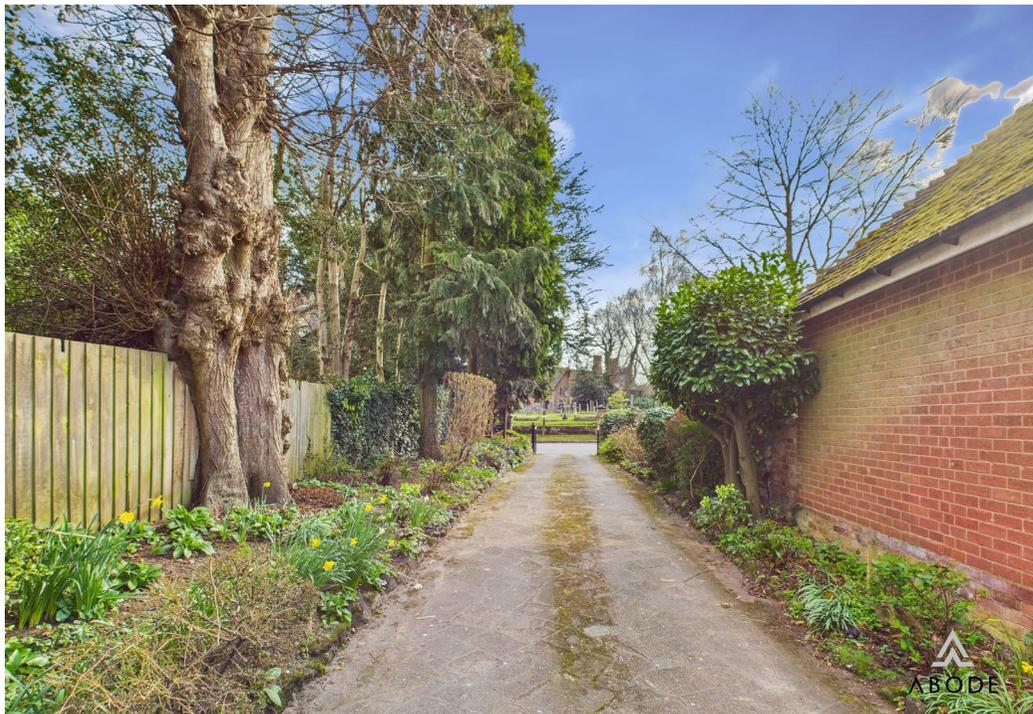
The meticulously maintained landscaped gardens provide a peaceful sanctuary, with lush lawns, mature trees, and colourful flower beds. The rear garden enjoys views of open fields, enhancing the home's sense of privacy and space. A garage and workshop offer exceptional storage and practical space, while the expansive driveway provides ample off-street parking for multiple vehicles.

Location

Situated in the heart of Rolleston-on-Dove, this property enjoys a prime village location while offering peace and seclusion. The village is renowned for its picturesque surroundings, historic church, and welcoming community atmosphere. With local amenities, excellent schools, and transport links nearby, this home is perfect for families, professionals, and those seeking a rural escape without compromising on convenience.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

258.06 m²

2777.74 ft²

Reduced headroom

8.2 m²

88.29 ft²

(1) Excluding balconies and terraces

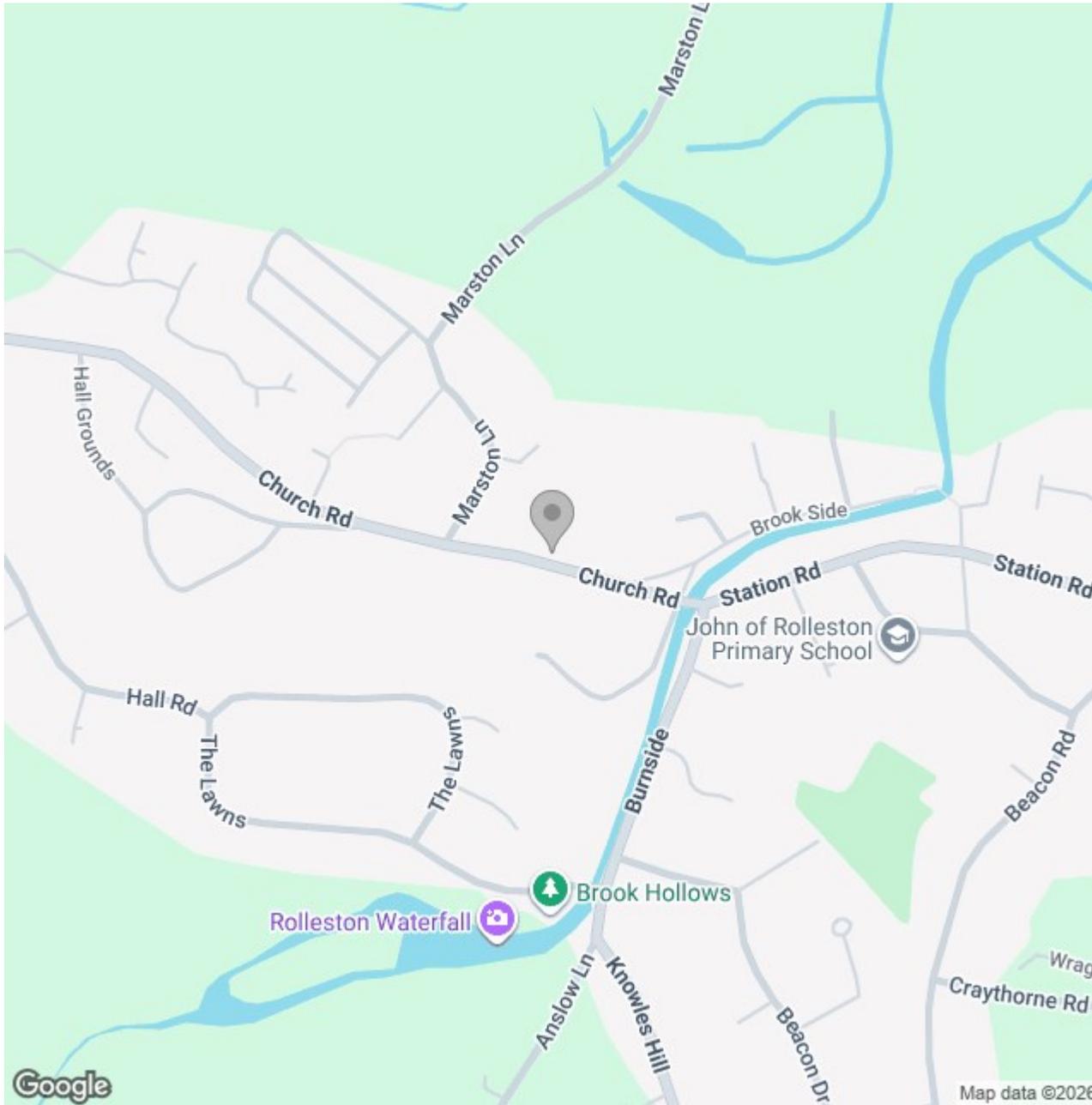
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |