





A truly impressive period residence occupying a prominent position within the highly regarded village of Rolleston-on-Dove, offered to the market with no upward chain. Rich in character and original features, this substantial home provides beautifully proportioned accommodation arranged with family living in mind, including six double bedrooms, four bathrooms and a superb open-plan kitchen, dining and family space opening directly onto the rear garden. With multiple reception rooms, an integrated garage, extensive driveway parking and a private landscaped garden, this is a rare opportunity to acquire a distinguished village home in one of the area's most desirable settings.



## Accommodation

### Ground Floor

The accommodation begins via oak panelled double entrance doors opening into an entrance porch with windows to either side, leading through glazed double doors into a welcoming entrance hallway. The hallway immediately showcases the character of the home, featuring oak internal doors, useful storage and access to the principal reception rooms.

Positioned to the front elevation is the main living room, a warm and inviting reception space featuring exposed wooden beams, a brick-built fireplace with timber mantel and inset log burning stove, alongside windows to both the front and side elevations. A separate sitting room provides further reception accommodation and enjoys traditional detailing including coving and a ceiling rose, making it an ideal formal lounge or additional family room.

The study offers excellent versatility for those working from home and includes fitted shelving with display lighting, glazed doors and doors opening through into the family area, allowing natural light to flow throughout the space.

Undoubtedly the centrepiece of the home is the impressive open-plan kitchen, dining and family room. The kitchen is fitted with a range of wall and base units complemented by granite work surfaces and matching splash-backs, alongside integrated double ovens, a wine cooler, five-ring gas hob with extractor hood and space for a freestanding fridge freezer. The kitchen opens seamlessly into the spacious dining and family area where two sets of bi-folding doors provide direct access onto the rear garden, creating an ideal space for entertaining and modern family living.

Leading from the kitchen is a well-appointed utility room fitted with additional storage units and appliance space for a dishwasher, washing machine and tumble dryer. The utility also provides internal access to the garage and an external oak door opening onto the garden. Completing the ground floor is a guest cloakroom fitted with a WC and vanity wash hand basin.







## First Floor

A staircase rises to an impressive split-level landing featuring exposed beams and access to all first floor accommodation.

The principal bedroom suite is generously proportioned and benefits from two front-facing windows, a separate dressing area and a beautifully appointed en-suite shower room featuring twin sinks, a walk-in shower, WC and heated towel rails.

Bedroom two is another substantial double room with exposed beams and its own en-suite shower room. Bedroom three also benefits from an en-suite, making the property ideally suited for larger families or multi-generational living arrangements.

Bedrooms four and five are both spacious double rooms positioned to the front elevation, whilst bedroom six offers additional flexible accommodation which could equally serve as a nursery, dressing room or further home office if required.



The family bathroom is particularly well proportioned and fitted with a four-piece suite comprising a jacuzzi-style bath, walk-in shower, vanity wash hand basin and WC.

## Outside

The property is approached via a gravelled driveway providing parking for multiple vehicles and access to the integrated garage. The frontage is enclosed by wrought iron railings and mature hedging, enhancing the attractive kerb appeal of this period home.

To the rear, the landscaped garden has been thoughtfully arranged to provide both patio and lawned areas, bordered by mature shrubs and trees offering a good degree of privacy. The garden also benefits from a summer house, wood store, outside lighting and gated side access to both sides of the property, creating a superb outdoor space for entertaining and family enjoyment.



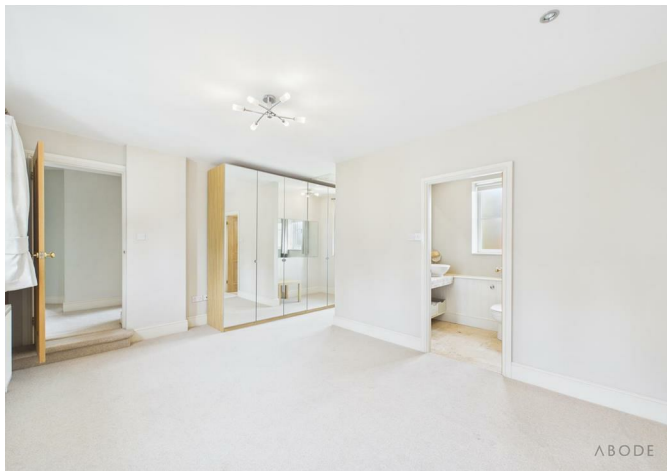
## Location

Rolleston-on-Dove remains one of Staffordshire's most desirable village locations, renowned for its picturesque surroundings, excellent schooling and strong sense of community. The village offers a range of everyday amenities including a Co-op convenience store, post office, public houses, cricket club and St Mary's Church. The property falls within the catchment area for the highly regarded John of Rolleston Primary School and De Ferrers Academy, whilst John Taylor Free School, Repton School and Denstone College are all easily accessible.

The nearby village of Tutbury provides additional amenities including independent cafés, restaurants, public houses and the historic Tutbury Castle. Excellent transport links are available via the A38 and A50 providing access to Derby, Birmingham and Nottingham, whilst rail services can be accessed from Burton-on-Trent and Hatton stations.

## Disclaimer

Please note that certain marketing images within this listing have been digitally enhanced using AI technology, including virtual staging and twilight imagery, for illustrative purposes only. These images are intended to provide an indication of how spaces may appear when furnished or presented under different lighting conditions and should not be relied upon as an exact representation of the property's current condition. Prospective purchasers are advised to satisfy themselves through physical inspection.













**Approximate total area<sup>(1)</sup>**  
134.2 m<sup>2</sup>  
1443 ft<sup>2</sup>

**Reduced headroom**  
1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

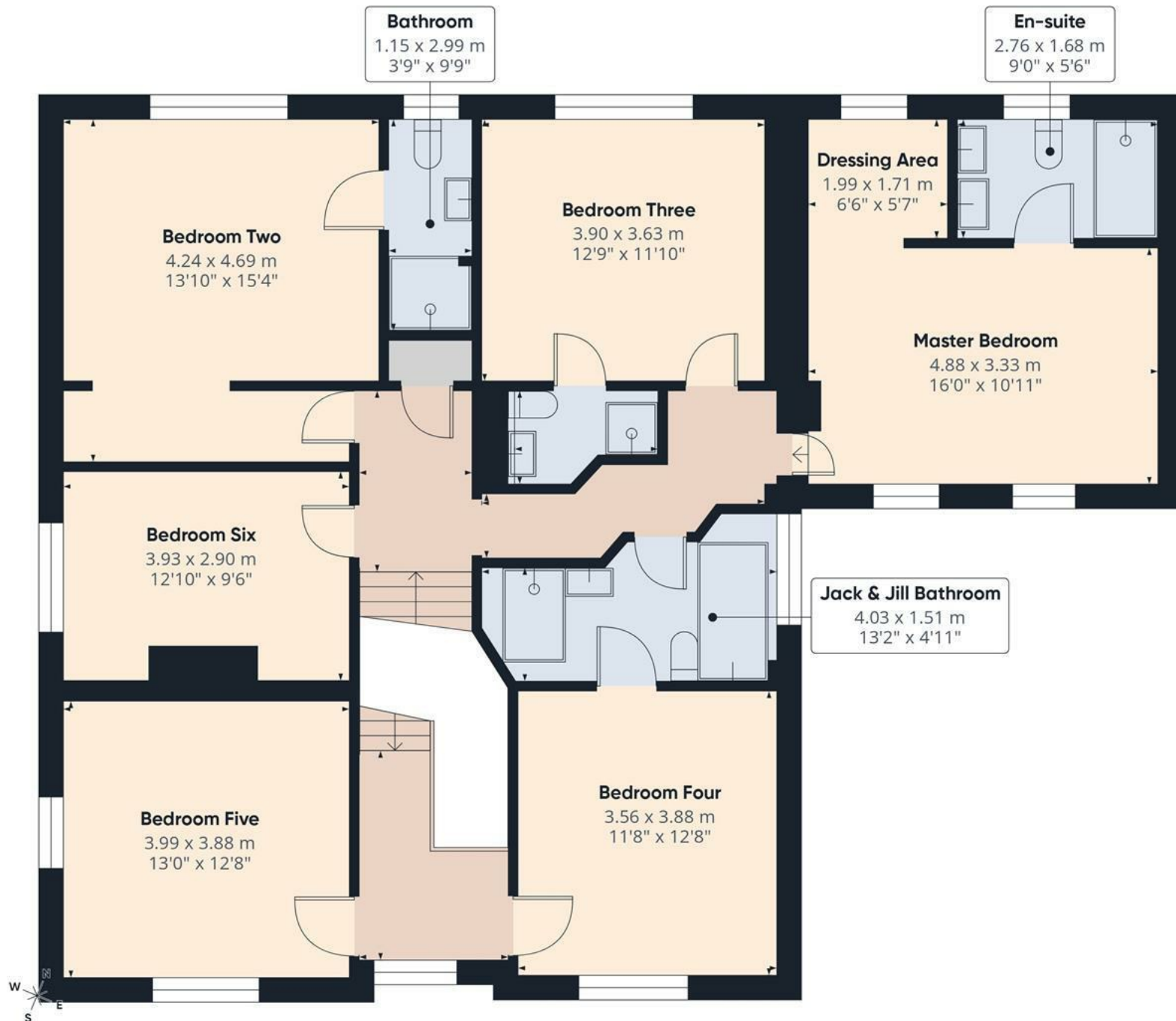
(1) Excluding balconies and terraces

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.

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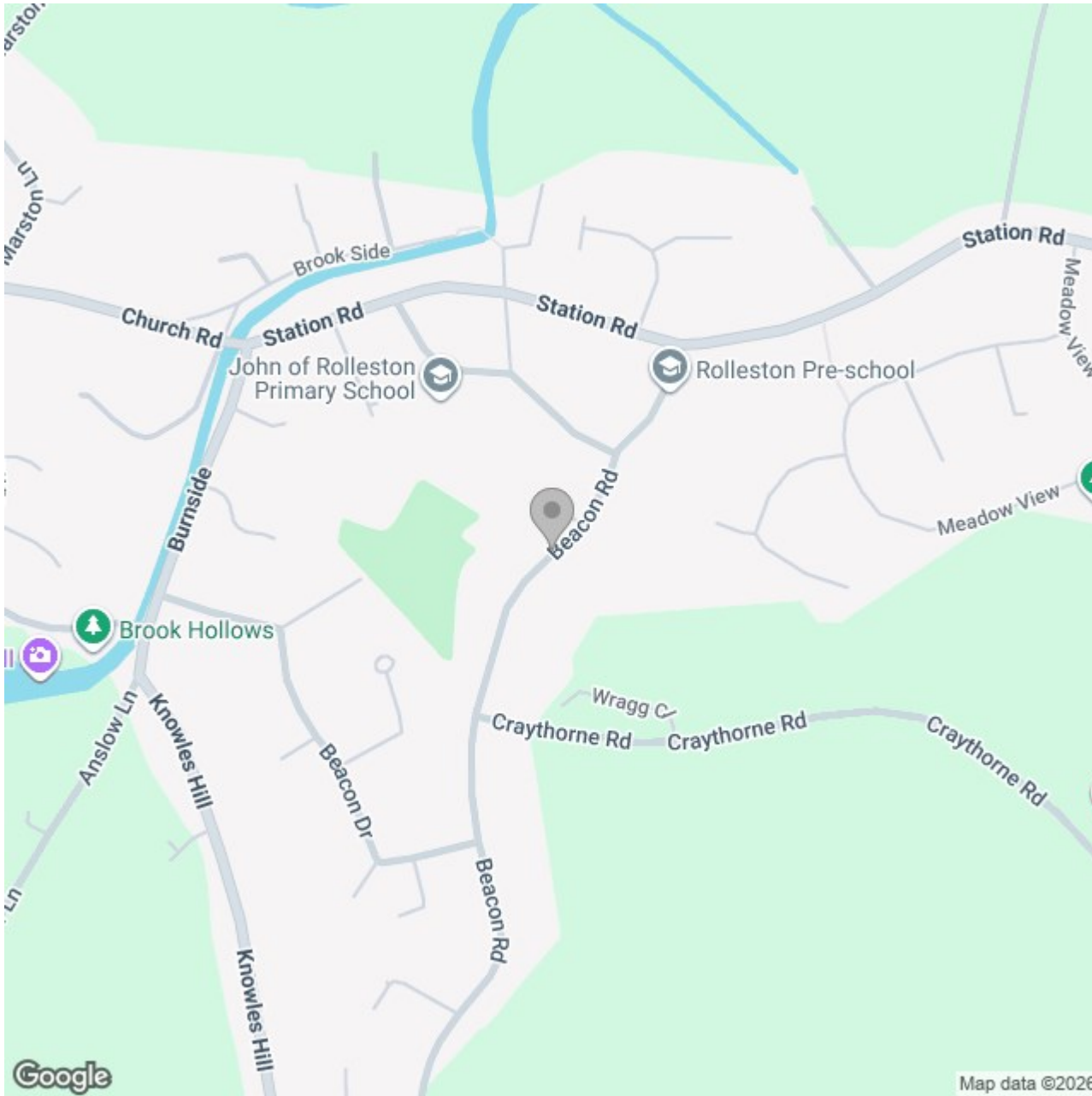


Floor 1

Approximate total area<sup>(1)</sup>  
124.3 m<sup>2</sup>  
1340 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### 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>	76	81
(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	