



Oaks Croft, 5 Home Farm Barns, Rolleston on Dove, DE13 9BG

 Parker
Hall

Set within an exclusive gated development is Oaks Croft, an immaculate character barn conversion showcasing high specification and recently refurbished interiors, three bedrooms and a south facing garden. Enjoying a tranquil position on the edge of this popular village, Oaks Croft has recently undergone a substantial upgrade by the current vendors to include a refitted kitchen and utility, contemporary bathroom suites and Farrow & Ball internal decoration. The interiors comprise briefly reception hall, two reception rooms plus study/playroom, kitchen, utility and cloakroom to the deceptively spacious ground floor, with three bedrooms to the first floor serviced by a family bathroom, master en suite and dressing room. Outside, the secure communal courtyard leads to a double car port and useful cellar store, and a beautifully landscaped garden is laid to the rear enjoying a sunny southerly aspect. Oaks Croft benefits from full double glazing and

mains gas central heating.

Set to the heart of the charming and desirable village of Rolleston on Dove, a range of amenities lie within walking distance of the property to include popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office. The property lies within the catchment for John of Rolleston Primary and De Ferrers Academy. Further amenities are available within the local historic village of Tutbury, home to Tutbury Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is well placed for commuter travel along the A38 and A50 to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands and Birmingham are also both within an easy drive.

- Individual Country Barn Conversion
- Recently Refurbished to Outstanding Spec
- Wealth of Character Throughout
- Spacious Lounge with Feature Fireplace
- Dining Room & Study/Playroom
- Refitted Kitchen & Utility
- Reception Hall & Cloakroom
- Three Bedrooms & Walk in Wardrobe
- Refitted En Suite & Bathroom
- Landscaped South Facing Garden
- Double Carport & Cellar Store
- Exclusive Gated Development
- Desirable Village Location
- Well Placed for Commuter Routes

Reception Hall

Having wooden flooring, stairs rising to the first floor and doors off into:

Kitchen 3.25 x 2.31m (approx. 10'8 x 7'7)

The bespoke designed kitchen has been refitted with a range of wall and base units with Corian worktops and upstands over, housing an inset Franke sink and a range of integral appliances including Bosch dishwasher, Smeg oven and Bosch induction hob over. There is feature lighting, tiled flooring and a door opening into:

Utility

The utility has been refitted with units and Corian worktops housing an inset Franke sink, spaces for washing machine and tumble dryer, an integral fridge freezer, an extractor fan and tiled flooring

Dining Room 3.5 x 3.3m (approx. 11'6 x 10'10)

Double doors open from the hallway into this beautifully presented formal dining room, having window to the side and steps leading down into:

Sitting Room 5.52 x 4.78m (approx. 18'1 x 15'8)

Another immaculate reception room having a window to the rear, painted exposed beams and a reclaimed inglenook fireplace housing a traditional Broseley gas stove with brick hearth and beam lintel over. Double doors into:

Study/Playroom 3.42 x 2.22m (approx. 11'3 x 7'3)

A versatile living space having a window to the rear, double doors out to the gardens and exposed brickwork. Please note, there is engineered wood flooring beneath the carpets in the reception rooms

Cloakroom

A refitted guest WC having wash basin set to vanity unit & WC, with traditional wall panelling, chrome heated towel rail and tiled flooring





Stairs rise from the **Reception Hall** up to the **Galleried Landing**, having window to the side, double doors into a generous **Laundry Cupboard** and access point to a large loftspace which offers potential for conversion. Doors off to:

Master Bedroom 4.78 x 3.78m (approx. 15'8 x 12'5)

This beautifully presented master suite has a

window to the rear, a vaulted ceiling with exposed beams and doors into a **Walk in Wardrobe** housing ample fitted shelving and hanging space. Private use of:

En Suite 2.36 x 1.61m (approx. 7'8 x 6'3)

Refitted with a contemporary suite having wash basin and WC fitted to Corian topped vanity units and a walk in shower with rainfall shower head,



with tiled splash backs, tiled flooring, a chrome heated towel rail and a skylight

Bedroom Two 3.43 x 3.35m (approx. 11'3 x 11'0)

A good sized double room having a vaulted ceiling and a remote controlled skylight

Bedroom Three 4.0 x 2.33m (approx. 13'1 x 7'8)

With exposed beams, a remote controlled skylight

and a range of fitted wardrobes with interior lighting

Family Bathroom 3.52 x 1.90m (approx. 11'6 x 6'2)

Refitted with a contemporary suite having wash basin set to vanity unit and fitted WC with Corian worktops, double ended bathtub and walk in shower, with rainfall showerhead, with tiled flooring, tiled walls, an obscured window and a chrome heated towel rail





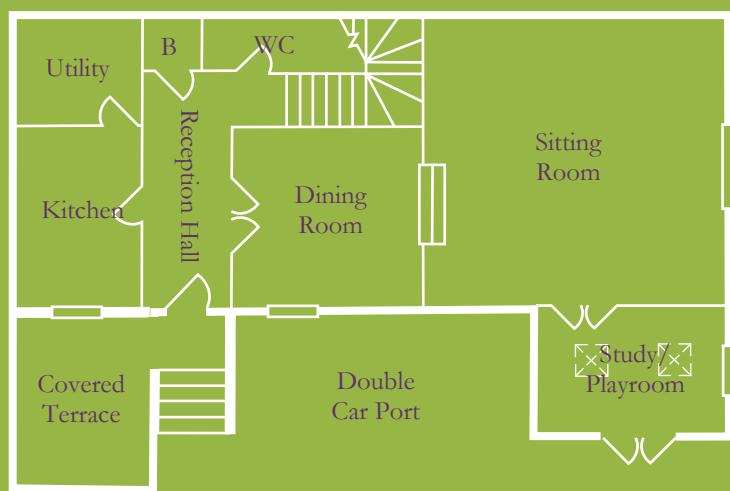
Outside

Secure electric gates open into the exclusive Home Farm Barns development, where a tarmac courtyard leads to the twin bay **Car Port**. Granite steps rise to the entrance door to Oaks Croft, where exposed rafters showcase the character of these individual conversions, and there is a paved terrace to the front door which opens into the **Reception Hall**. From the **Car Port** a door opens into a **Cellar Store**, providing useful storage space

South Facing Gardens

A door to the side into the immaculately landscaped rear garden which enjoys an excellent degree of privacy and a sunny southerly aspect. The block paved courtyard terrace features mature hedging and low walls to the boundaries with feature lighting, and a timber garden shed is included in the sale

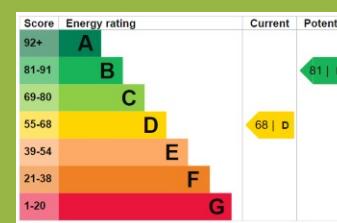
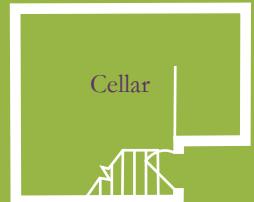
Ground Floor



First Floor



Lower Ground Floor



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.