



Brookfields House, Brookside, Rolleston on Dove, DE13 9BD

Enjoying a secluded position and the superb addition of a 1.2 acre paddock is Brookfield House, an individual executive detached home benefitting from generous and versatile interiors, four spacious bedrooms and a tranquil setting views within this popular village. Completed as a self build, this attractive detached home offers a growing family plenty of living accommodation and bedroom space alongside an office with separate access ideal for a home-run business. The established plot includes the rare addition of a 1.2 acre paddock which offers a multitude of uses such as for smaller livestock or a pony, all overlooking idyllic countryside to the outskirts of the village. Brookfields House is accessed along a private driveway and is serviced by mains gas central heating (boiler

2016) and double glazed windows.

The interior comprises briefly spacious L shaped reception hall, spacious lounge, conservatory, impressive formal dining room, breakfast kitchen, boot room, utility and cloakroom, with a ground floor study having independent access to the exterior offering ideal accommodation for a home-run business. Upstairs and off the part galleried landing are four generous bedrooms, all featuring fitted wardrobes and sharing use of the family bathroom and two private en suites to the first and second bedrooms. Outside, established gardens enjoying an excellent degree of privacy extend to the rear aspect, with gated access into the paddock land which totals 1.2 acre and can also be accessed from the driveway. From

Brookside, a lengthy private driveway leads to the property where there is parking to the front aspect as well as access into the triple garage and outbuilding, which is ideal for use as a pony stable. The rear garden enjoys an excellent degree of privacy and overlooks the 1.2 acre paddock and countryside views beyond.

Set in the heart of the desirable village of Rolleston on Dove, the property benefits from easy access to a wide range of amenities including 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 the village primary school John of Rolleston Primary which feeds into De Ferrers

Academy, the recently established John Taylor Free School lies within a short drive and excellent independent schools can also be found in the area including Repton and Denstone College. Further amenities can be found in the local village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is placed well for access to nearby countryside walks and rambling routes. The A38 and A50 give access to commercial centres including Derby, Birmingham and Nottingham, rail travel is available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands, Birmingham and Manchester are within an easy drive.



- Executive Detached Village Home
- Secluded & Peaceful Setting With Views
- Envious 1.6 Acre Plot including Paddock
- Two Spacious Reception Rooms
- Breakfast Kitchen & Conservatory
- Boot Room, Utility & Cloakroom
- Home Office with Independent Access
- Four Generous Bedrooms
- Two En Suites & Family Bathroom
- 0.4 Acre Gardens with Views
- Private Drive, Parking & Triple Garage
- 1.2 Acre Paddock & Outbuilding/Stable
- Desirable Village Location & Excellent State & Independent Schools
- Well Placed for Amenities, Commuter Routes & Rail Travel

Double entrance doors from the driveway open into the L shaped Reception Hall, having herringbone style Karndean flooring, stairs rising to the first floor and a window to the front aspect. Doors lead into:

**Lounge** 5.83 x 6.75m (approx. 22'1 x 19'1) – max

A beautifully presented reception extending to a generous size, having window to the front, double doors out to the gardens and a contemporary electric fireplace. Double doors open into the **Dining Room** and:

**Conservatory** 4.94 x 3.6m (approx. 16'2 x 11'9)

Enjoying triple aspect views over the gardens and paddock beyond, having opening skylights, tiled flooring and double doors out to the gardens

**Dining Room** 6.37 x 4.56m (approx. 20'10 x 14'11)

Another spacious formal reception room, having twin double doors out to the gardens and an ornate carved marble mantelpiece with gas fire inset

**Breakfast Kitchen** 5.9 x 3.3m (approx. 19'5 x 10'11)

Fitted with a range of white wall and base units with complementary Quartz worktops over, housing inset sink with side drainer and comprehensive integral appliances including dishwasher, fridge, freezer, Neff double oven and Neff gas hob. Tiled flooring extends into the dining area where there is space for a table and chairs, and a window to the rear overlooks the gardens. A traditional serving hatch opens into one side of the **Lounge**, and a door leads into:

**Boot Room** 2.25 x 1.86m (approx. 7'4 x 6'1)

A useful space having door out to the side aspect, tiled flooring and spaces for a fridge and freezer as needed. Door into:

**Utility** 2.3 x 1.7m (approx. 7'7 x 5'8)

Fitted with wall and base units housing inset sink with side drainer, spaces for washing machine and tumble dryer, tiled flooring and windows to two sides

**Study** 4.11 x 2.75m (approx. 13'5 x 9'0)

A versatile space ideal as a home office or playroom, having dual aspect windows and a door opening out to the driveway. this alternative access offers ideal housing for a home-run-business without entering the main property

**Cloakroom** 2.05 x 1.77m (approx. 6'8 x 5'9)

Fitted with pedestal wash basin and WC, with Karndean flooring and an obscured window



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Stairs rise to the first floor part galleried **Landing**, where there is a window to the front aspect and doors open into the bedrooms and bathroom. There is also access up to the partially boarded loftspace

**Master Bedroom** 4.0 x 3.7m (approx. 13'0 x 12'1)

A spacious principal bedroom having a window to the front aspect, a range of fitted wardrobes and storage and private use of:

**En Suite** 3.11 x 0.93m (approx. 10'2 x 3'0)

Comprising a white suite having pedestal wash basin, WC and double shower, with Karndean flooring, a heated towel rail and an obscured window to the side

**Bedroom Two** 3.7 x 3.0m (approx. 12'1 x 9'9)

Another generous double room having window to the rear, a range of fitted wardrobes and a door into:

**En Suite** 3.0 x 0.93m (approx. 9'9 x 3'0)

A modern bathroom comprising pedestal wash basin, WC and oversized shower, with tiled walls, a chrome heated towel rail and an obscured window

**Bedroom Three** 3.82 x 3.6m (approx. 12'6 x 11'8)

A third double room having dual aspect windows and fitted wardrobes

**Bedroom Four** 2.96 x 2.87m (approx. 9'8 x 9'5)

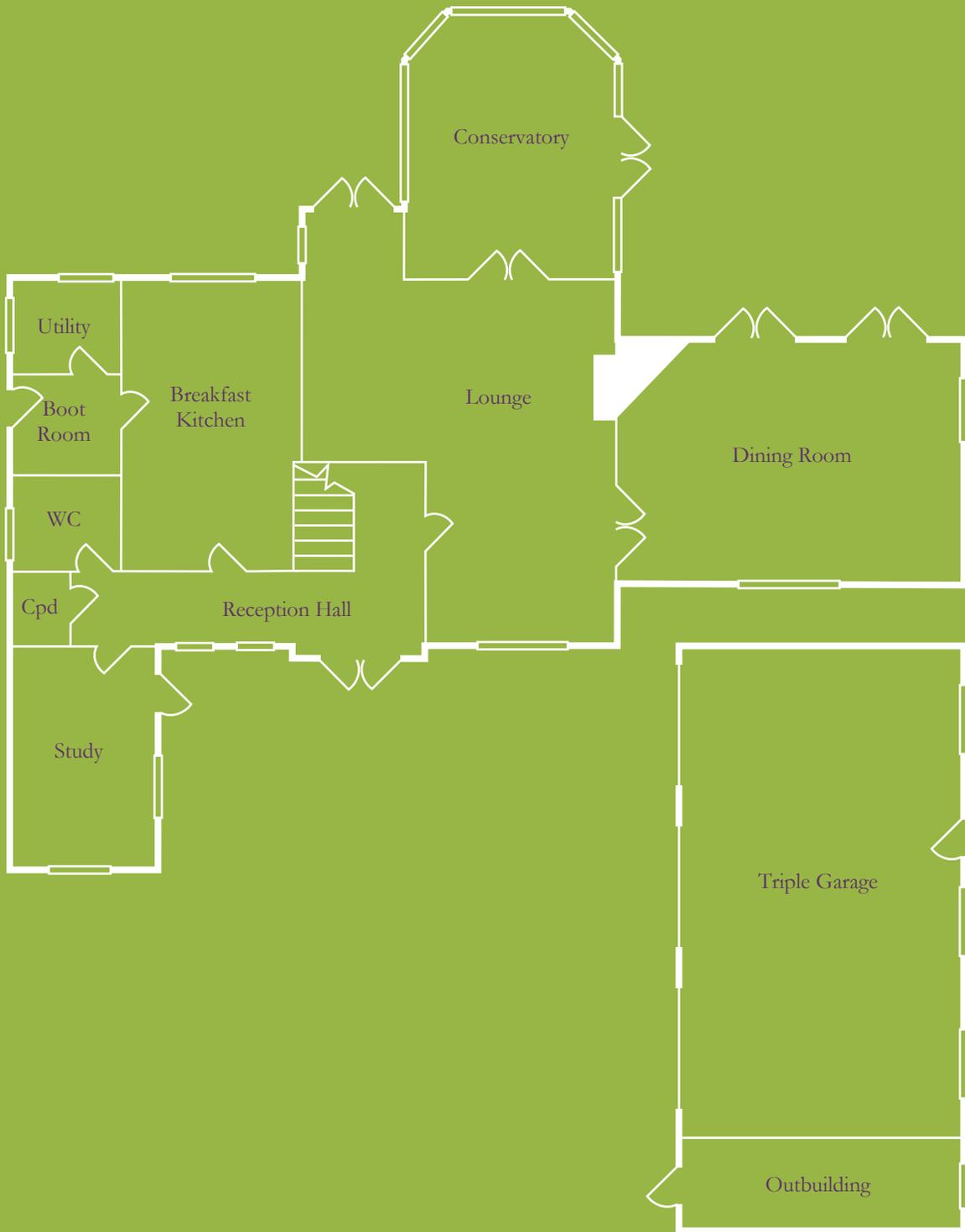
Currently used as a dressing room but being an ideal fourth double room, with fitted wardrobes and a window to the front aspect

**Bathroom** 2.4 x 1.95m (approx. 7'11 x 6'4)

Comprising pedestal wash basin, WC, bidet and bathtub, with LVT flooring, windows to two sides and half tiling to walls









### Outside

From Brookside, a private drive leads up to Brookfield House where it sits in a secluded and peaceful plot. There is parking for a number of vehicles to the front aspect as well as access into the garage and outbuildings, and the brick paved terrace leads round to the rear of the outbuildings where gates open into the garden and paddock

**Triple Garage** 9.07 x 5.25m (approx. 29'9" x 17'2")  
With power, lighting, impressive vaulted ceilings with exposed beams and three up and over entrance doors

**Outbuilding** 5.4 x 2.95m (approx. 17'8" x 9'8")  
Ideal as exterior storage, to house smaller livestock or as a pony stable

### 1.6 Acre Grounds

The beautifully tended rear garden enjoys privacy to all sides and is laid to a paved terrace and extensive lawns. Gated access opens into the **Paddock** which extends to **1.2 Acre** and is laid to grass, all overlooking scenic views over surrounding countryside



**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.