The Chase

Rosliston, DE12 8HY

John German



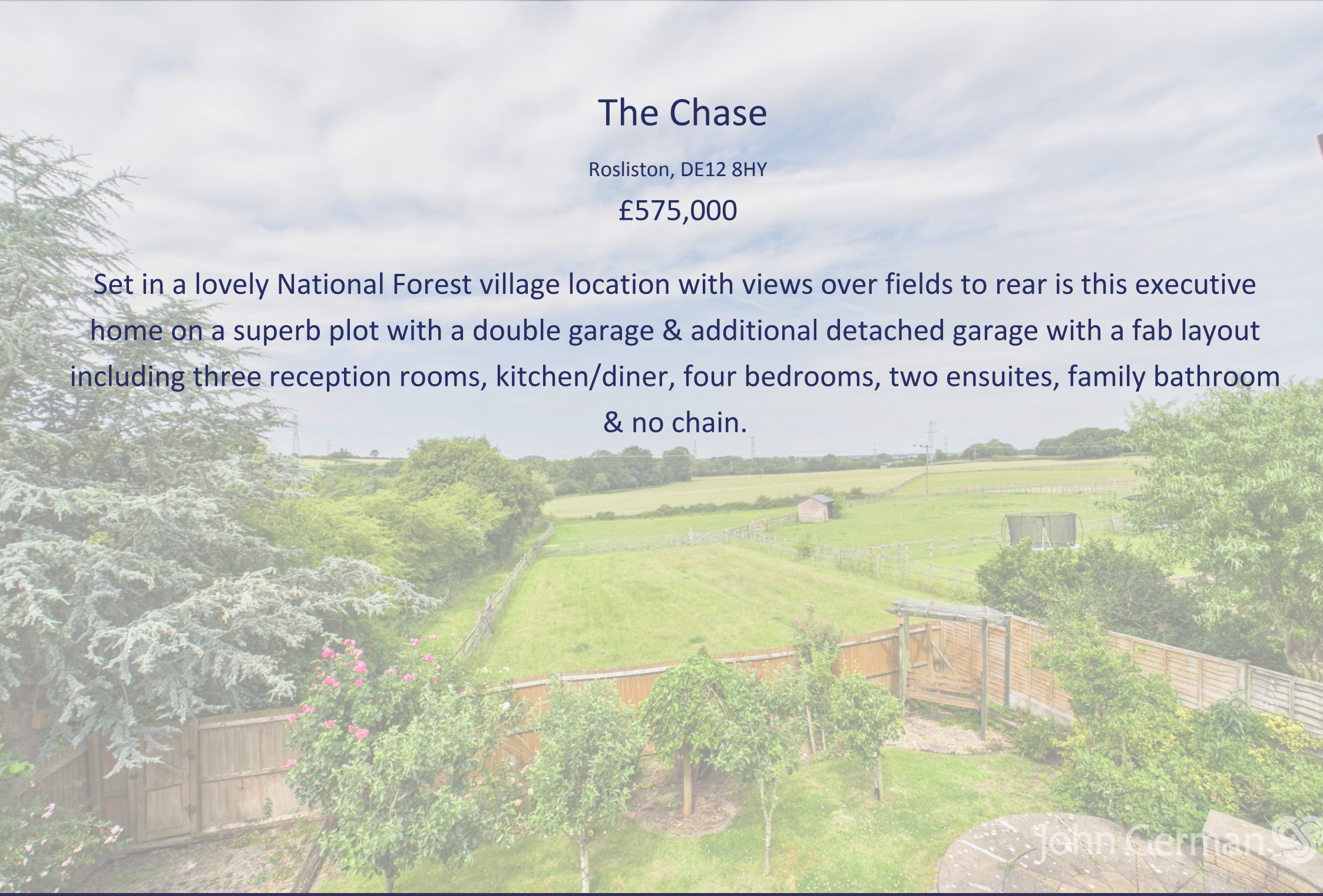

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£575,000

Set in a lovely National Forest village location with views over fields to rear is this executive home on a superb plot with a double garage & additional detached garage with a fab layout including three reception rooms, kitchen/diner, four bedrooms, two ensuites, family bathroom & no chain.



Enjoying a peaceful cul de sac location in this picturesque village surrounded by National Forest with wonderful views across paddocks and field to rear, this home is superbly located. Close to the village centre with a Co-op store, village hall and primary school together with Rosliston Forestry Centre perfect for forest and countryside walks in easy reach of Lichfield, Ashby, Burton, Tamworth and beyond.

Owned from new, this is the first time this home has come to market. Standing on a choice plot, the house is perfect for car/motorbike enthusiasts with both the double garage and additional large detached single garage making this home totally unique.

This is also an energy efficient property with solar PV panels and an exchanger to heat water.

The house features a well designed layout beginning with a large, glazed porch leading to an impressive reception hall with a feature staircase and doors leading off.

The lounge is a light room with views to front, patio doors to rear and a fireplace adding a focal point.

Double doors from the hall open into a spacious dining room with garden views to the fields beyond. This room adjoins a large kitchen/diner with potential to knock through should a buyer wish and create an amazing room.

The kitchen/diner is well appointed with a range of units with an integrated oven, hob and dishwasher, plenty of room for a dining or breakfast table and windows framing views side and rear. Off the kitchen is a useful utility room and additional alcove with room for a fridge/freezer.

The house also has the advantage of a good size home office/study which could also make an ideal snug, and completing the ground floor is the guest WC.

The galleried first floor landing enhances the feeling of space, and doors lead off to four generous bedrooms. The master with ensuite and stunning views, an equally impressive second bedroom with deep built-in wardrobes and an ensuite shower room, with the two remaining bedrooms served by a spacious family bathroom.

There is a good size drive and the rear garden with shaped lawns, a paved terrace and a wide side access. The views from the rear garden are superb across paddocks and fields adding a rural feel to this home.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway & garages
Electricity supply: Mains & Solar PV with battery
Water supply: Mains
Sewerage: Mains
Heating: Electric central heating
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA29062026

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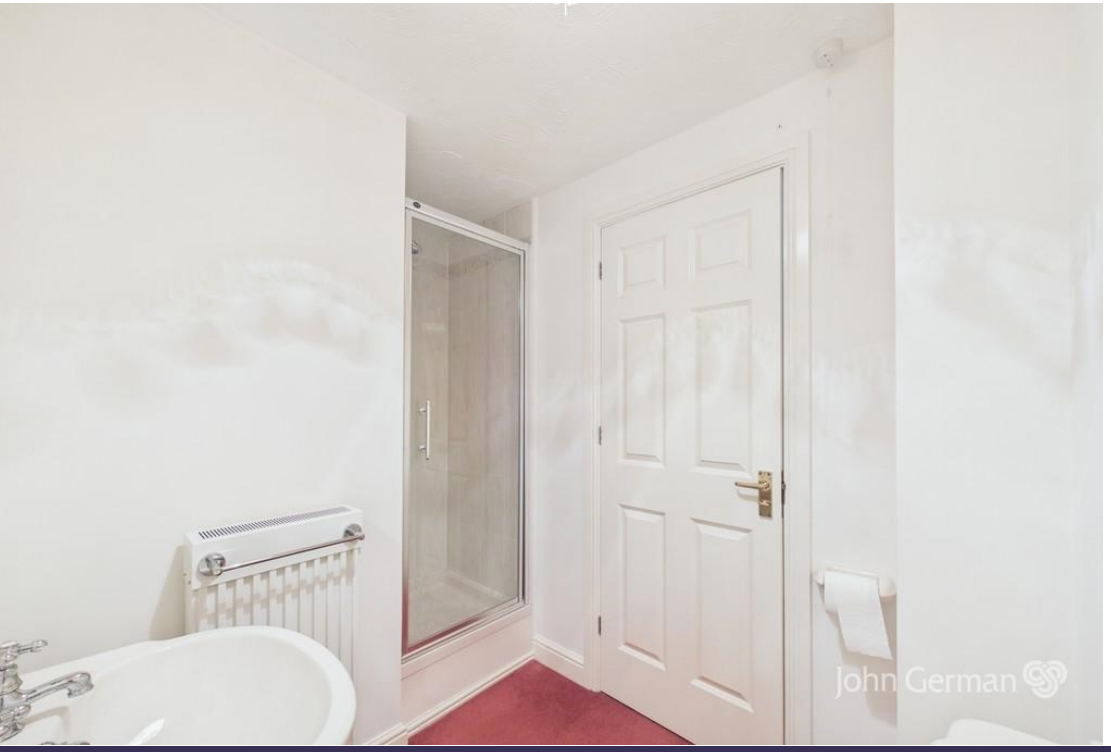

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

204.3 m²

2200 ft²

Reduced headroom

2.2 m²

24 ft²

(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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Agents' Notes

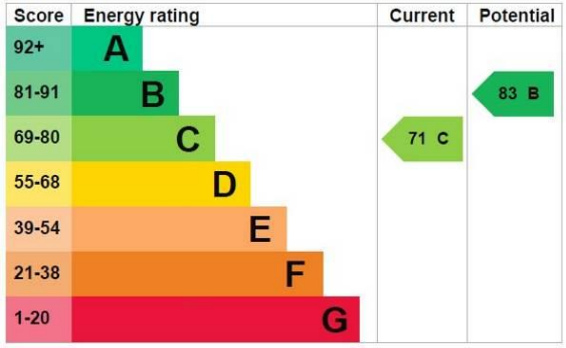
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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