ROWAN HOUSE



BLENHEIM



EXTERNAL CAT 3 GARDENS

POSITIONED WITHIN A PRESTIGIOUS GATED DEVELOPMENT OFF OF DORE ROAD, ROWAN HOUSE IS AN OUTSTANDING SIX BEDROOMED DETACHED RESIDENCE, FILLED WITH CONTEMPORARY LIVING SPACES THAT HAVE BEEN DESIGNED FOR MODERN FAMILY LIFESTYLES.

Substantial accommodation is arranged over three levels and provides generous spaces, which are finished to a high specification with under floor heating to the ground and first floors.





BREAKFAST KITCHEN

The heart of the home is the expansive, open plan living kitchen, featuring independent areas for cooking, dining and relaxing.

In the breakfast kitchen, high-quality cabinetry by Karl Benz features integrated Siemens appliances and a central island with an oak surface that extends to provide breakfast seating. The kitchen flows seamlessly into a wonderful dining room and a spacious lounge with doors opening to the rear garden. A separate play room offers a versatile space for a variety of uses.

Across the first and second floors are six sizeable double bedrooms. The master suite comprises a luxurious en-suite bathroom and a range of fitted furniture, while bedrooms 2 and 3 share a well-appointed Jack-and-Jill en-suite shower room.

The home was designed to Code Level 3 for sustainable homes and therefore offers low energy costs with discreet solar panels and energy efficient double glazed windows.

The property is accessed by secure, intercom operated entrance gates, which open to a shared tree-lined road, serving only four other properties. Rowan House has off-road parking for two vehicles, along with a detached double garage. To the rear of the property is an enclosed landscaped garden with a low-maintenance lawn and a stone flagged seating terrace.

Rowan House has good access to the amenities of Dore, which are within walking distance and include shops, cafes, restaurants and bars. Dore & Totley train station is close by and provides rail links to Sheffield, Manchester and Liverpool. Also being conveniently positioned for schools and a short drive to Sheffield's city centre and the Peak District National Park.

The property briefly comprises of on the ground floor: Entrance hall, breakfast kitchen, dining room, lounge, play room, WC and storage cupboard. Accessed externally is a double garage.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 2, Jack and Jill en-suite shower room, bedroom 3, bedroom 4, walk-in wardrobe, family bathroom and storage cupboard.

On the second floor: Landing, bedroom 5, utility room and bedroom 6.



GROUND FLOOR

An oak entrance door with matching full-height oak double glazed panels opens to the entrance hall.

Entrance Hall

Having recessed lighting, a telephone point and porcelain tiled flooring with under floor heating. Oak doors open to the breakfast kitchen, play room, WC and storage cupboard. An oak door with obscured glazed panels also opens to the dining room.

Living Kitchen

An exceptionally spacious open plan living kitchen, comprising of superb living and dining spaces, which open out onto the rear garden.

Breakfast Kitchen

37'1 x 17'9 (11.30m x 5.41m)

A fabulous breakfast kitchen by Karl Benz with front and side facing aluminium double glazed windows, recessed lighting, pendant light point, data point, TV/aerial points and porcelain tiled flooring with under floor heating. A range of fitted high-quality base/wall and drawer units incorporate granite work surfaces, matching upstands, under-counter lighting and an inset 1.0 bowl Franke stainless steel sink with an Abode chrome mixer tap. A central island provides additional storage and has a matching granite work surface and an inset 1.0 bowl Franke preparation sink with a Franke chrome mixer tap. A circular oak work surface extends from the island to provide breakfast seating for four chairs. The appliances are by Siemens and include a five-ring induction hob with an extractor hood over, a fan assisted oven, a microwave oven, a warming drawer, an integrated dishwasher and two integrated full-height fridge/freezers. A wide opening leads into the dining room. Three full-height aluminium doors with double glazed panels open to the rear of the property.

Dining Room

15'2 x 11'10 (4.62m x 3.61m)

Having rear facing aluminium double glazed windows, pendant light point and porcelain tiled flooring with under floor heating. A wide opening leads into the lounge.

Lounge

21'4 x 12'9 (6.50m x 3.89m)

A light and spacious lounge with a pendant light point, data point, TV/aerial point and under floor heating. Also having two rear facing full-height aluminium double glazed panels and an adjacent aluminium door with a double glazed panel opening to the rear of the property.

From the entrance hall, an oak door opens to the:

Play Room

12'9 x 12'6 (3.89m x 3.81m)

A great additional reception room with front facing aluminium double glazed windows, recessed lighting, data point, TV/aerial point and under floor heating.

WC

Having a pendant light point, extractor fan and porcelain tiled flooring with under floor heating. A suite in white comprises a wall mounted Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath.

Storage Cupboard

Having a pendant light point and porcelain tiled flooring with under floor heating.

From the entrance hall, a staircase with a timber handrail, balustrading, feature lighting and an under-stairs storage cupboard housing the under floor heating valves rises to the first floor.



ENTRANCE HALL

LIVING KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



DINING ROOM



DINING ROOM/LOUNGE

LOUNGE

MASTER BEDROOM

FIRST FLOOR

Landing

Having front facing aluminium double glazed windows, recessed lighting and under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Double oak doors open to a storage cupboard with a pendant light point.

Master Bedroom

18'4 x 16'5 (5.59m x 5.00m)

A luxurious master bedroom suite with side and rear facing aluminium double glazed windows, recessed lighting, pendant light point, data point, TV/aerial point and under floor heating. A dividing tiled wall accommodates space/provision for a wall mounted television and creates separation from the dressing area that has a range of fitted furniture, incorporating short/long hanging and shelving. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Being fully tiled and having a side facing aluminium double glazed obscured window, extractor fan, recessed lighting, chrome heated towel rail and under floor heating. A suite in white comprises a Vitra low-level WC and two wash hand basins with two Grohe chrome mixer taps, storage beneath and a fitted vanity mirror above. Also having a panelled bath with a Grohe chrome mixer tap. To one corner is a separate shower enclosure with a fitted Grohe shower and a glazed screen/door.

Bedroom 2

14'10 x 12'9 (4.52m x 3.89m)

Another spacious double bedroom with the benefit of a Jack-and-Jill en-suite. Having rear facing aluminium double glazed windows, pendant light point, data point, TV/aerial point and under floor heating. A range of fitted furniture incorporates short/long hanging and shelving. An oak door opens to the Jack-and-Jill en-suite shower room.



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



BEDROOM 2



JACK-AND-JILL EN-SUITE SHOWER ROOM



BEDROOM 3



FAMILY BATHROOM

FIRST FLOOR CONTINUED

Jack and Jill En-Suite Shower Room

Being fully tiled and having a side facing aluminium double glazed obscured window, extractor fan, recessed lighting, chrome heated towel rail and under floor heating. A suite in white comprises a wall mounted Vitra WC and two RAK Ceramics wash hand basins with two Grohe chrome mixer taps, storage beneath and a fitted vanity mirror above. To one corner is a large walk-in shower enclosure with a fitted Grohe shower and a glazed screen. Oak doors open to bedrooms 2 and 3.

Bedroom 3

12'9 x 12'6 (3.89m x 3.81m)

Having front facing aluminium double glazed windows, pendant light point, data point, TV/aerial point and under floor heating. A range of fitted furniture incorporates short/long hanging and shelving.

Bedroom 4

17'9 x 12'0 (5.41m x 3.66m)

Having front facing aluminium double glazed windows, pendant light point, data point, TV/aerial point and under floor heating. An oak door opens to a walk-in wardrobe.

Walk-in Wardrobe

Having recessed lighting and a fitted cupboard housing the under floor heating valves.

Family Bathroom

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. A suite in white by Vitra comprises a wall mounted WC and a wall mounted wash hand basin with a Grohe chrome mixer tap and a fitted vanity mirror above. Also having a panelled bath with a Grohe chrome mixer tap. To one corner is a walk-in shower enclosure with a fitted Grohe shower and a glazed screen.

From the first floor landing, the staircase continues to the second floor.



BEDROOM 4



LANDING

SECOND FLOOR

Landing

Having a Velux roof window and a pendant light point. Oak doors open to bedroom 5 and bedroom 6.

Bedroom 5

16'4 x 16'3 (4.98m x 4.95m)

Having two Velux roof windows, pendant light point, central heating radiator, data point, TV/aerial point and eaves storage. An oak door opens to the utility room.

Utility Room

Having flush light points and space/provision for an automatic washing machine and tumble dryer. Also housing the Viessmann boiler, Viessmann hot water cylinder, under floor heating valves and Cat 5 equipment.

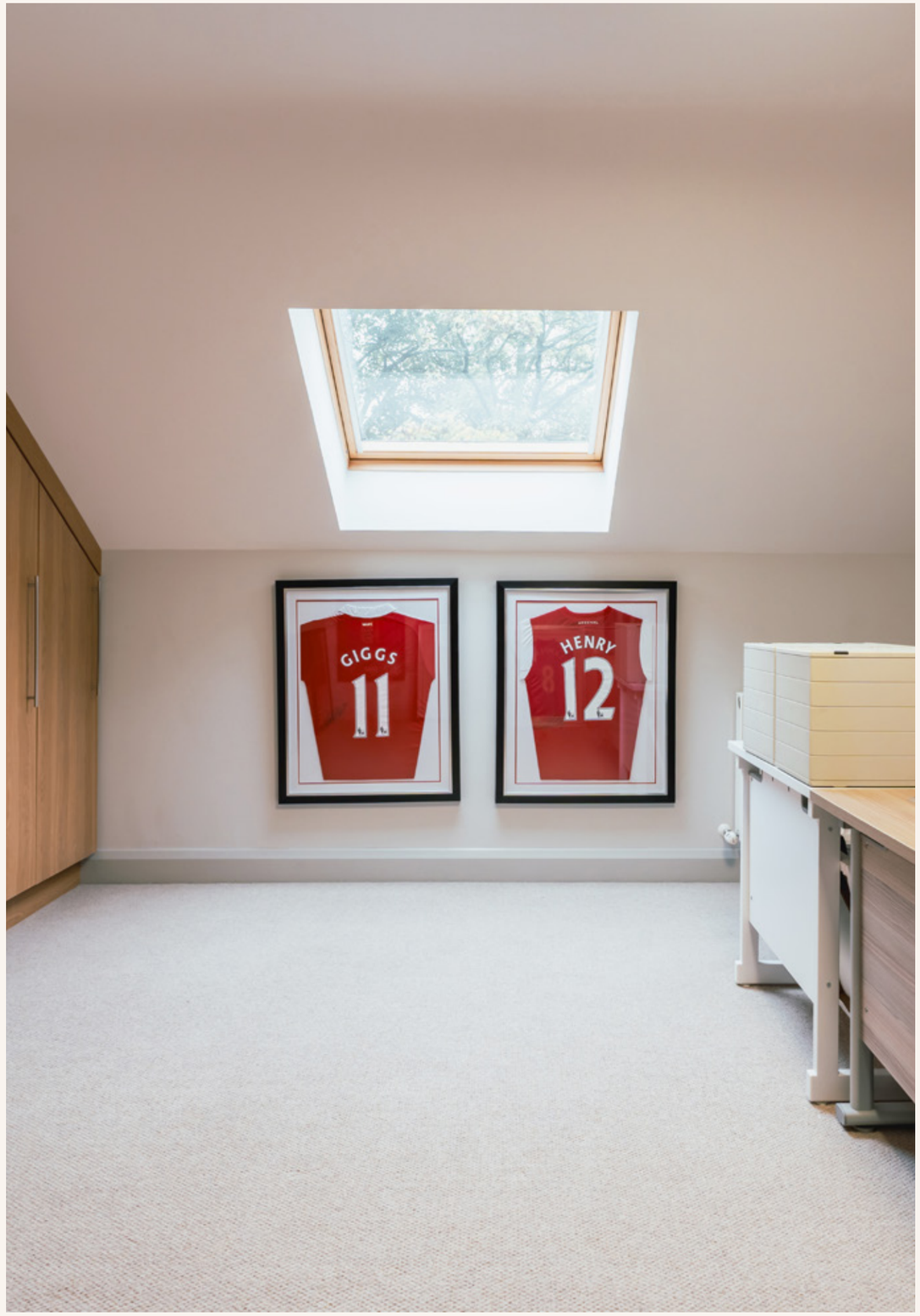
Bedroom 6

17'9 x 16'3 (5.41m x 4.95m)

Having a Velux roof window, flush light point, central heating radiator, data point, TV/aerial point and eaves storage.



BEDROOM 6



BEDROOM 5

EXTERIOR AND GARDENS

This exclusive development is tucked away from Dore Road and is accessed by intercom operated gates, which open to a shared tree-lined road leading to the five properties.

To the front of 5 Dore Lodge Gardens, a stone flagged path with exterior lighting leads to the main entrance door and runs along the front of the house to provide access to the right side of the property. Also, there are lawned areas to either side of the path with mature trees/shrubs and being bordered by stone walling.

To the left side of the property, a block paved driveway provides parking and access can be gained to the double garage. A timber pedestrian gate also opens to a stone flagged path with exterior lighting. Access can be gained to the living kitchen and a full-height timber pedestrian gate opens to the rear.

Double Garage

18'1 x 18'1 (5.51m x 5.51m)

Having a Hörmann up-and-over electric door, light, power, electric car charging point and a timber personnel entrance door.

To the right side of the property is a stone flagged path, which leads to a full-height timber pedestrian gate opening to the rear.

To the rear, a stone flagged seating terrace provides ample space for comfortable seating and has exterior lighting, a water tap and an external power point. Access can be gained to the living kitchen. Beyond the terrace is a garden with an artificial lawn, mature trees and shrub borders. The garden wraps around to the other side of the double garage.

















GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
1,376 SQ.FT. (127.8 SQ.M)

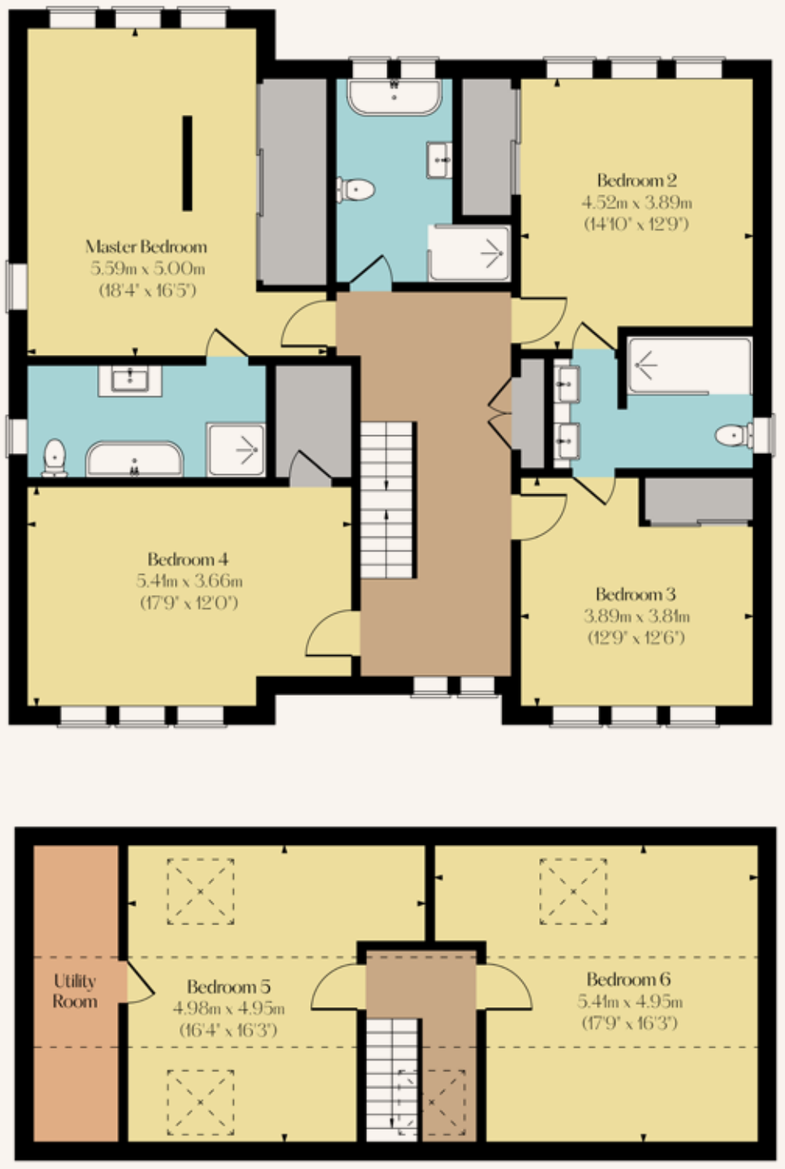
Garage Approximate Floor Area:
327 SQ.FT. (30.3 SQ.M)



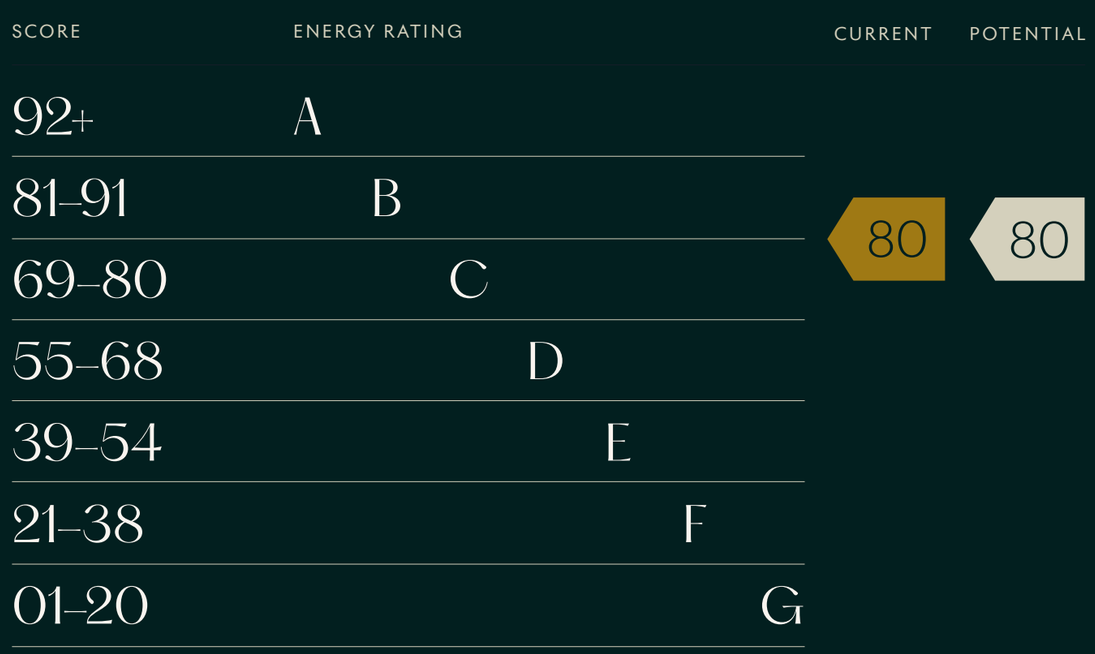
FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1,376 SQ.FT. (127.8 SQ.M)

Second Floor Approximate Floor Area:
646 SQ.FT. (60.0 SQ.M)



BEDROOMS	BATHROOMS
6	3
LIVING ROOMS	**SQFT (HOUSE / GARAGE)**
3	3,398 / 327
TENURE	**COUNCIL TAX**
Leasehold	G



Tenure Details

The lease term is 200 years from and including 1 June 2011, therefore there are 185 years remaining. The ground rent is £200 per annum.

Service Charge

The service charge changes yearly depending on the previous year's maintenance and includes grounds maintenance, gate entry, waste pump, communal electricity and general repairs. The charge for 2025 was £1,261.95.

Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

The gated access road is shared with other residents.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants. The title includes any legal easements of the registered lease but is subject to any rights that are granted/reserved by the lease and affect the registered land. There are no wayleaves. The flood risk is very low.

Tree Preservation Orderes

There are orders in place.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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5 Dore Lodge Gardens, Dore,
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Asking Price
£1,395,000

Viewing strictly by appointment with
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