



Kingswood Lane, Roche Abbey



Guide Price £500,000 to £525,000 - This attractive detached stone built cottage stands within beautifully maintained gardens in a fabulous village rural location close to the historic Roche Abbey and within easy reach of motorway networks, Rotherham, Doncaster and Retford. It is surrounded by stunning field side views to all aspects, is packed with period charm and character throughout, with accommodation extending to almost 2250 sq ft in size. It briefly comprises: Porch extension with feature seating, two spacious reception rooms, fabulous Breakfasting Kitchen with a wood burning stove and rear French doors to the Conservatory extension, downstairs WC, further Shower / Wet Room and separate Utility room beyond. A feature staircase with mid-level window rises to the first floor landing with four generous bedrooms, one with an en-suite Shower Room and with a separate Family Bathroom with Shower. Externally the property stands behind secure wrought iron gates which open onto an extensive paved driveway leading to a generous detached Garage which has its own useful outdoor WC. Personal inspection advised - BY APPOINTMENT ONLY.

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- Stunning Four Bedroom Stone Built Cottage
- Rural village location with panoramic and extended views towards Roche Abbey
- Secure wrought iron gates open to an extensive driveway leading to a generous detached Garage
- Porch, two spacious Reception Rooms, CONSERVATORY extension soaking in views of a superb Garden
- Breakfasting Kitchen with Wood Burning Stove, Downstairs Wet Room, Utility Room and separate WC
- En-Suite Shower Room to Main Bedroom, stylish Family Bathroom
- Location handy for Rotherham, Doncaster, Retford and Motorway



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Energy performance certificate (EPC)

Build Completion	Energy Rating	Visual Guide	Maximum Score
2010-2019	E		39

Property Type: Detached houses

Total floor area: 204 square metres

Rules on using this property

Energy efficiency rating for this property