

# Castrum Court

Rocester, Uttoxeter, ST14 5PL

John  
German









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£529,995

Truly stunning attached barn conversion providing immaculately presented versatile family accommodation, maintained to a high standard and extending to almost 2000 sq.ft, occupying a fabulous courtyard position with a garden plot of approx. 0.45 acre in total.





Located in the heart of the popular village of Rocester, viewing and consideration of this unique extended barn conversion is strongly recommended to appreciate its room dimensions, flexible layout and surprising garden plot. Situated within walking distance to the village amenities which include convenience shops, walk in doctor's surgery, schools including the JCB academy, florists, public houses and a garage. The world headquarters of JCB are within walking distance, plus Denstone College and Abbots Holm private schools are also nearby. Within easy commutable distance to the towns of Uttoxeter and Ashbourne, the A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent are also within easy access.

An arch timber door leads to the hugely impressive entrance hall which provides a lovely introduction to this stunning barn conversion with a feature slabbed floor and stairs rising to the first floor, solid timber latch doors with ironworks lead to the spacious ground floor accommodation and the guest WC. The well-proportioned sitting room can easily be used as a formal dining room if required, having a beamed ceiling and focal stone fireplace and hearth with a cast log burner, French doors and a window to the front. A wide arch leads to the delightful living room which has an exposed brick chimney breast with a log burner set on a slabbed hearth, beamed ceiling and an abundance of natural light provided by French doors and side lights leading to the side patio. A further set of French doors and a window at the opposite side of the room open to the garden.

A real feature of this home is the large dining kitchen which has an extensive range of quality base and eye level units with granite work surfaces and inset ceramic sink unit, integrated dishwasher, space for a range stove with extractor over and space for further appliances. The kitchen also has a feature beamed ceiling, two windows to the front alongside French doors which lead out to the patio. The lovely tiled floor runs into the utility room which has further units and work surfaces with space for appliances. Completing the ground floor accommodation is the study which has an exposed brick wall, beamed ceiling and a window to the rear.

On the first floor the lovely part galleried landing has a skylight window to the front and quality timber latch doors with ironwork leading to the flexible bedroom layout which comprises five bedrooms, four of which can accommodate a double bed, and the luxury shower room which has a white three piece suite incorporating a double shower cubicle with rainfall shower head and feature tiled walls. In addition, there is a separate bathroom which also has a white three-piece suite with an electric shower set over the panelled bath. If desired, the flexible layout of the first floor allows purchasers to utilise the entire left side of the first floor to create a stunning master suite including a separate dressing room and using the family bathroom as a private en-suite.

Outside to the side of the property is a decked area which provides a lovely entertaining area leading to the large garden which is mainly laid to lawn enclosed with panelled fencing and mature hedges. There is useful storage sheds/canopies and a gate leads to the front elevation. To the rear is a pleasant block paved patio. To the front there are well-stocked borders and shared vehicular access leads to a block paved driveway providing ample off-road parking and leads to the attached garage which has an electronically operated up and over door, power and light.

Please note that there is a small annual charge of approximately £37 for any maintenance of the communal areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Services:** Mains water, drainage and electricity are believed to be connected to the property. The property has an oil-fired central heating system and there is no mains gas connection. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.eaststaffsb.gov.uk/planning](http://www.eaststaffsb.gov.uk/planning)

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band

**Our Ref:** JGA/16102020

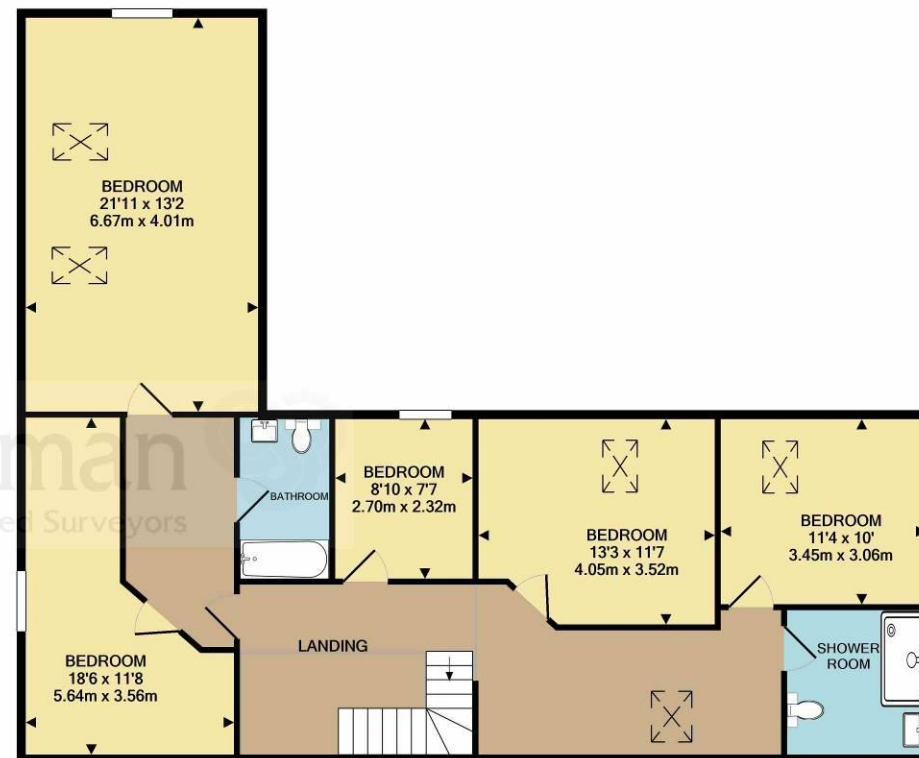








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

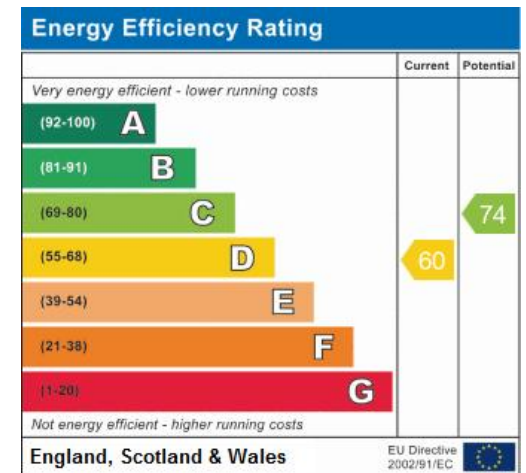
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



