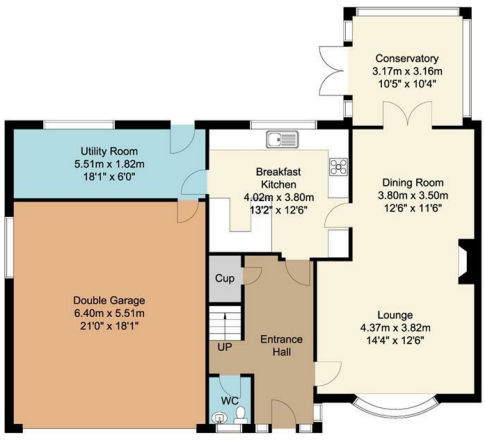
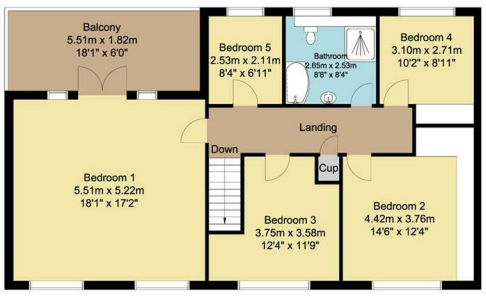
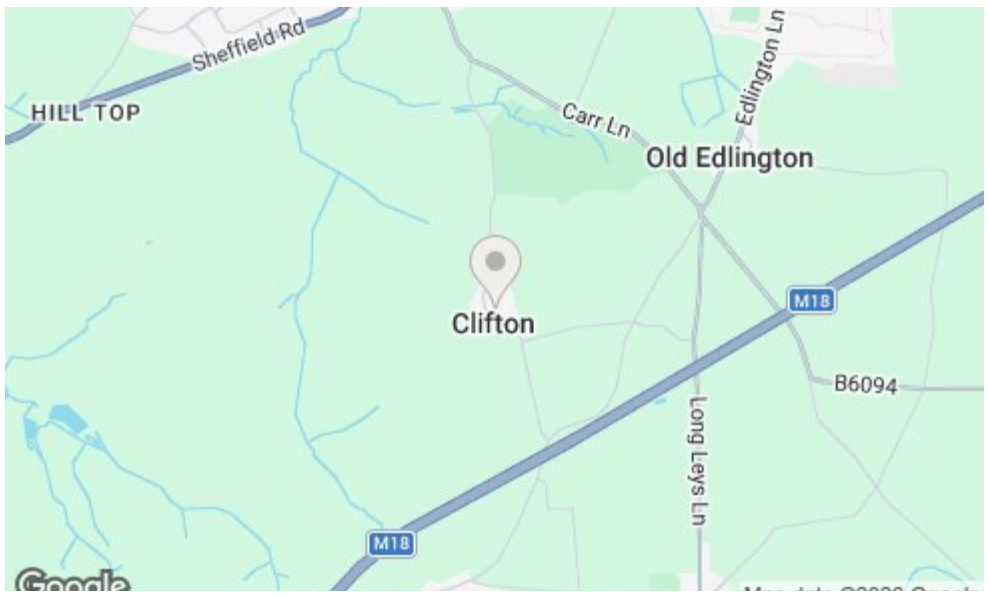
Ground Floor
119 sq m/1280.90 sq ft
Approx.



First Floor
87 sq m/936.46 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026



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EADON LOCKWOOD & RIDDLE
ESTD 1840

Woodcote House, Church Lane, Rotherham, S66 7SB

Guide Price £525,000

Woodcote House Church Lane, Clifton Village, Rotherham, S66 7SB

Guide price £525000 to £550000

Set within the charming semi-rural surroundings of Clifton Village, this stunning five-bedroom detached property offers an exceptional blend of contemporary living, generous proportions and a wonderfully peaceful setting. From the moment you step inside, the property makes a warm and welcoming impression.

A bright entrance hallway provides access to the principal living spaces and leads naturally through to the heart of the home the impressive contemporary kitchen.
The kitchen has been thoughtfully designed for both everyday family life and entertaining, offering ample worktop space, a range of integrated appliances and plenty of room to prepare and enjoy meals together. A separate utility room adds practicality, while a convenient downstairs WC completes the ground floor. The spacious lounge and dining area provides a wonderful setting in which to relax and entertain. A feature log burner creates a cosy focal point, making the room equally inviting on quiet evenings or when hosting family and friends. Opening from the dining area is a delightful conservatory, providing an additional reception space with direct access onto the rear garden. With its garden outlook and abundance of natural light, it is an ideal spot for enjoying the changing seasons.

Upstairs, the property offers five well-proportioned bedrooms, providing excellent flexibility for modern family living, guests, home working or hobbies. The generous principal bedroom is a particular highlight, featuring a Juliet balcony with far-reaching views across to Emley Moor, creating a wonderful connection with the outside and allowing natural light to flood the room. Four further bedrooms offer versatile accommodation to suit a growing family or those requiring additional space. A stylish contemporary family bathroom serves the bedrooms and completes the first floor.

The rear garden is a fantastic extension of the home's living accommodation. A decked terrace provides the perfect area for outdoor dining and entertaining, with steps leading down to a generous lawn beyond. To the front, the property benefits from a large private driveway providing excellent off road parking and leading to an integrated double garage, offering substantial storage and secure parking.

Combining spacious and versatile accommodation with attractive contemporary interiors and excellent outside space, this impressive detached property is perfectly suited to modern family life. Viewings are highly recommend to appreciate this opportunity.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Stunning detached house in the heart of Clifton Village
- Spacious lounge diner complete with a fitted log burner
- Contemporary kitchen complete with fitted appliances and breakfast bar
- Large versatile conservatory with direct garden access
- Generous master suite with french door leading to Juliet balcony
- Four further bedrooms ideal for growing families, home office or guest rooms
- Modern family bathroom and convenient ground floor WC
- Large secure rear garden with stunning semi rural views
- Double garage, ample off road parking and EV charging point
- Freehold/Tax Band F