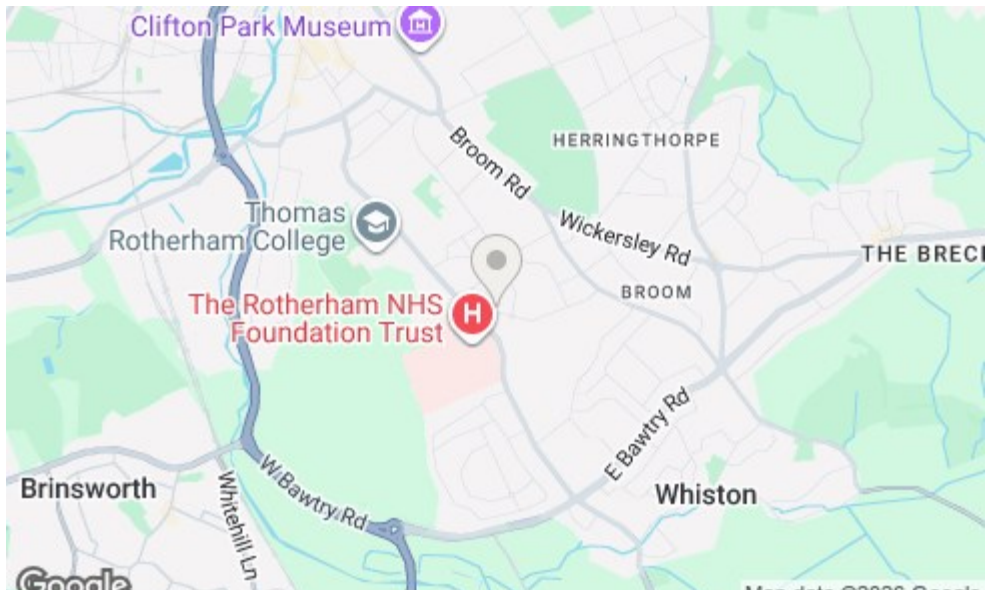




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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/metreage if quoted on this plan. CP Property Services @2025



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**EADON
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ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

Rotherfield, 12, Oakwood Road West,
Rotherham, S60 3AB

Guide Price £425,000

Rotherfield, 12 Oakwood Road West,
Rotherham, S60 3AB

Description
Guide Price £425,000 - £450,000

Situated in one of Rotherham's most desirable and established neighbourhoods, just a short walk from Rotherham Hospital, this substantial five-bedroom period semi-detached home presents an exceptional opportunity to acquire a property of real stature and scale. Offering over 3,000 sq ft of adaptable living space across four levels, this residence is perfectly suited to modern family life, multigenerational living, or professionals seeking room to grow in both style and comfort. Combining timeless character with generous proportions, the home enjoys a quiet yet highly convenient setting—placing key amenities, respected schools, and commuter links all within easy reach.

From the moment you arrive, the home's impressive size and distinctive character are immediately apparent. A generous block-paved driveway provides ample off-road parking for multiple vehicles and leads to a large detached double garage—ideal for secure storage, workshop use, or potential conversion. The traditional frontage, with its original bay windows and inviting storm porch, reflects the early 20th-century origins of the house and sets the tone for what lies within.

Inside, the sense of space continues to unfold. A welcoming reception hallway—adorned with original leaded glass, a rich Amtico floor, and decorative ceiling rose—leads you through a layout that balances elegance with everyday functionality. To the front of the property, a bay-fronted lounge offers a refined yet comfortable setting, with high ceilings, a charming fireplace, and detailed cornicing that echo the home's period roots. Just beyond, a separate formal dining room provides a perfect space for entertaining, while retaining a warm and intimate feel.

Towards the rear, an additional reception room creates a relaxed environment ideal for everyday living, with dual-aspect windows flooding the space with light and offering serene garden views. The fireplace, complete with cast iron detailing and tiled insert, adds a homely focal point. Flowing naturally from here is the breakfasting kitchen, well-appointed with an extensive range of cabinets, practical workspace, and access to the rear garden via a stable-style door. Exposed brick detailing and original recesses preserve the charm of the home, while thoughtful updates ensure functionality for modern-day cooking and dining.

One of the home's standout features is the large cellar level, accessed via an inner lobby. This lower floor, rare in many homes, offers immense flexibility with full lighting, power, and plumbing. With a dedicated laundry room, WC, and access to the garden, this space could easily serve as a utility hub, workshop, wine cellar, or even be reimagined as additional recreational space—adaptable to whatever your lifestyle requires.

On the first floor, the home continues to impress with four generously sized double bedrooms, each with its own unique character. Whether used as traditional bedrooms, home offices, or dressing rooms, the size and versatility of these rooms are a key feature of the property. A beautifully styled family bathroom, complete with an original claw-foot roll-top bath and tasteful Victorian-inspired fittings, sits alongside a separate WC, providing convenience and comfort for the entire household.

Rising to the second floor, the principal bedroom suite offers a truly special retreat. Set within the converted attic, this expansive space spans the full width of the property and includes a private en-suite shower room, Velux skylights, and stunning views across the surrounding area. This floor is ideal for use as a luxury master suite, an independent living space for an older child or relative, or even a peaceful and private work-from-home environment.

Externally, the home enjoys well-maintained outdoor space both front and rear. The front garden is bordered with mature shrubs and flowers, adding kerb appeal and privacy, while a secure path leads through to the rear. At the back of the property, a lawned garden bordered by established planting provides a tranquil setting for outdoor living. A paved patio offers the perfect spot for summer entertaining, while steps lead directly back to the kitchen and cellar, creating a practical and well-connected layout.

In addition to the extensive accommodation and outdoor space, the property benefits from gas central heating, double glazing, and a security alarm system—all ensuring year-round comfort and peace of mind. This is a rare opportunity to secure a character-filled home of real substance, offering both traditional charm and modern adaptability in one of Rotherham's most prized locations. With its generous square footage, flexible living arrangement, and unbeatable proximity to Rotherham Hospital, this property is perfectly placed for growing families, professionals, and anyone seeking space, style, and convenience in equal measure. Early viewing is strongly recommended to fully appreciate the unique lifestyle this impressive home has to offer.

- Over 3,000 sq ft of adaptable living space across four floors, including a large cellar.
- Five spacious bedrooms, including a luxurious attic principal suite with en-suite and skylights.
- Three elegant reception rooms with original features such as fireplaces, leaded glass, and cornicing.
- Generous driveway and detached double garage offering secure storage or conversion potential.
- Mature front and rear gardens with a patio area ideal for summer entertaining.
- EPC RATED AS C, A cost efficient house
- Prime location near Rotherham Hospital, excellent schools, and commuter links.

