

SUPERIOR HOMES

ROYSTON & LUND



Highcroft, 2 Burton Road

Overseal | DE12 6LQ

Guide Price £800,000

*** Guide Price: £800,000 - £825,000 ***

A substantial and characterful three-bedroom family home situated in the popular village of Overseal. Set well back from the road within generous and established grounds, the property also benefits from a separate two-bedroom annexe, offering excellent potential for multi-generational living, independent guest accommodation or home working.

The main house opens into an impressive entrance hall filled with original character, including timber panelling and a traditional staircase. From here, there is access to the cellar and three versatile reception rooms, comprising a living room, lounge and dining room. The rooms are generously proportioned and feature attractive details including bay windows, decorative ceilings and feature fireplaces, providing ample space for both everyday family life and entertaining.

The kitchen is fitted with a range of base and wall units, offering plenty of worktop and storage space alongside a useful pantry. A rear lobby provides access to the garden, utility room and a secondary WC, while an additional lobby and ground-floor WC complete the accommodation on this level.

To the first floor, a spacious landing leads to three generously sized double bedrooms. The impressive principal bedroom benefits from a large bay window and its own private en-suite shower room. The remaining bedrooms are served by a family bathroom and an additional separate shower room, making the layout particularly practical for a busy household.

The property is approached via a long driveway, providing ample off-road parking for numerous vehicles. The extensive grounds include several lawned areas to the front and rear, paved patios for outdoor seating and dining, a summer house and an attractive variety of established trees, hedges and planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5625906

Freehold





- Guide Price: £800,000 - £825,000
- Three Bedroom Family Home + Two Bedroom Annexe
- Spacious Kitchen with Separate Utility & Pantry
- Full of Character Throughout
- Three Ground Floor Reception Rooms
- Ground Floor WC's & First Floor Bathroom
- Ample Garden with Lawns, Patio and Established Planting
- Separate Two Bedroom Annexe with Family Bathroom
- Council Tax: F // EPC: TBC
- Freehold











The separate two-bedroom annexe provides spacious and versatile accommodation, ideal for extended family members, visiting guests or those seeking an independent living space away from the main house.

The annexe opens into a generous open-plan kitchen, living and dining room, enhanced by a vaulted ceiling with exposed timber beams. The fitted kitchen provides a range of base and wall units alongside ample worktop space, while the adjoining living area offers plenty of room for both comfortable seating and a dining table. Patio doors allow natural light to fill the room and open directly onto the annexe's separate rear lawn.



There are two bedrooms, comprising a well-proportioned double and a single room. The principal bedroom benefits from windows to two aspects, creating a bright and welcoming space with pleasant views across the garden. Both bedrooms are served by a tiled family bathroom fitted with a bath and shower overhead, wash basin and WC.



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Total area: approx. 268.8 sq. metres (2893.7 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Environmental Impact (CO ₂) Rating	

EPC

