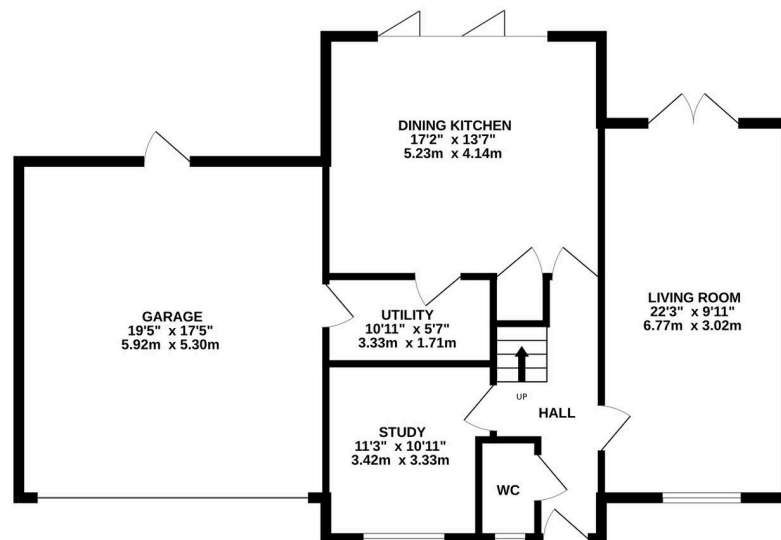




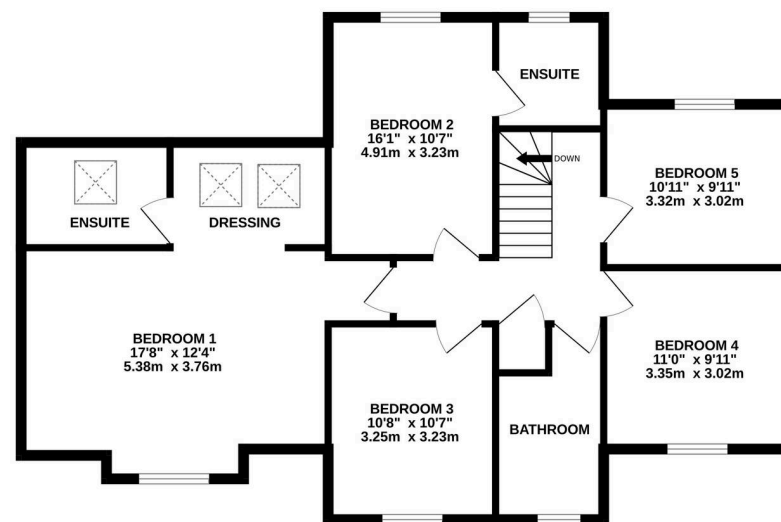
Plot 12, The Oak, Barley View, Roughbirchworth Lane, Oxspring
Sheffield

£685,000

GROUND FLOOR



1ST FLOOR



ROUGH BIRCHWORTH LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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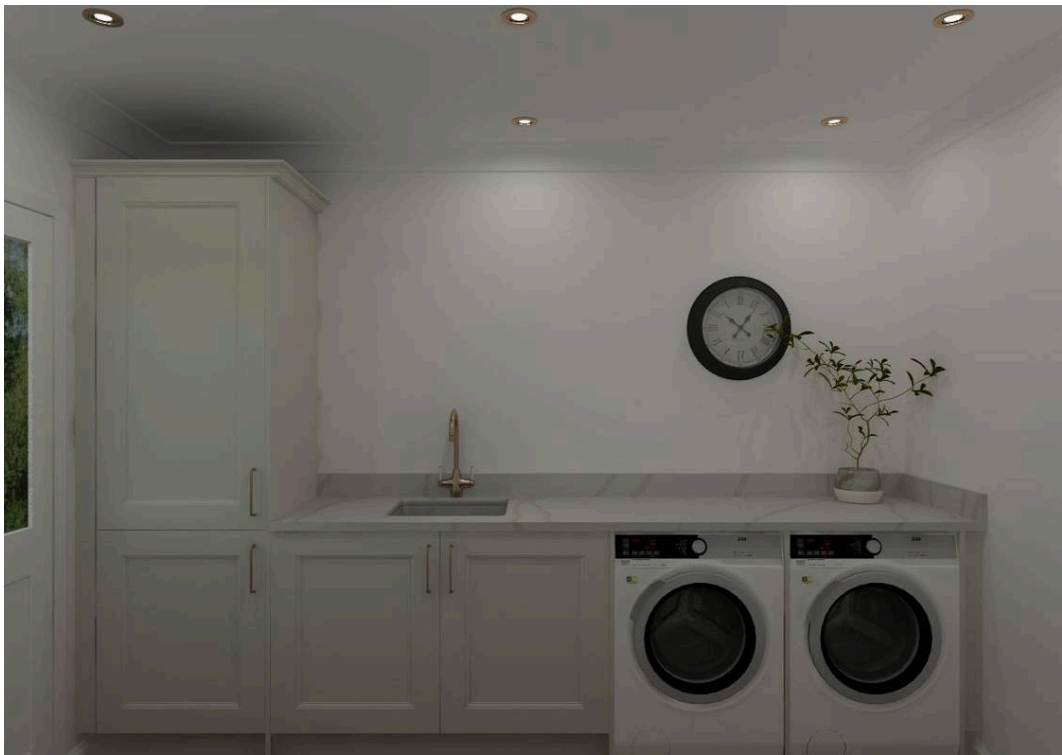
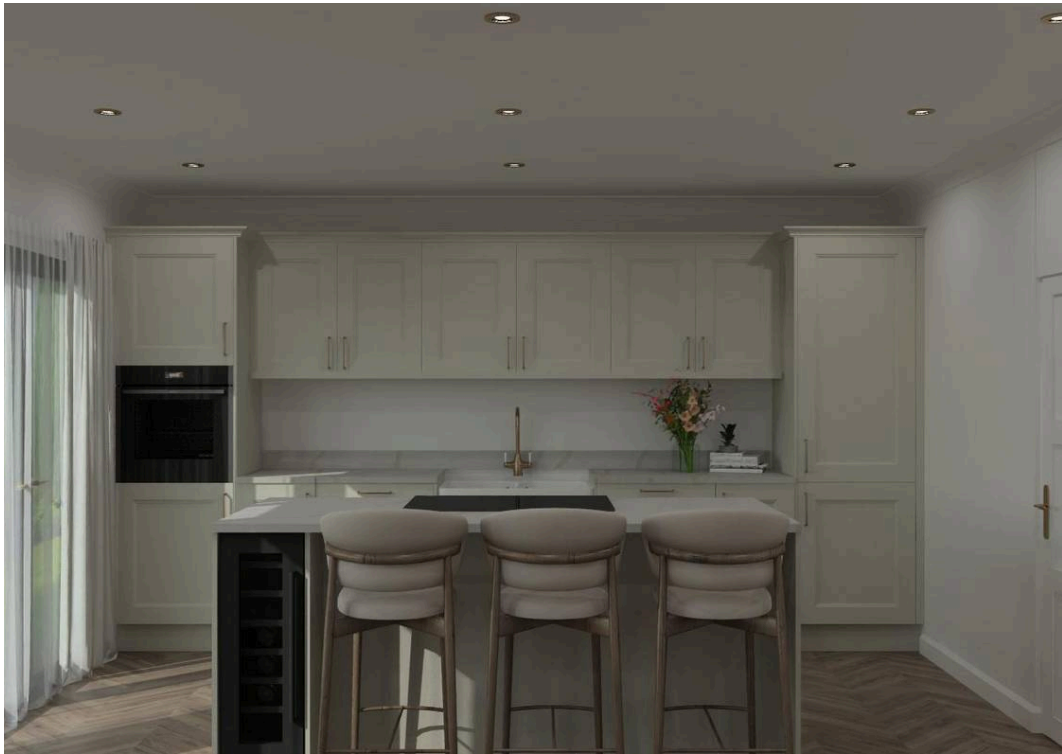


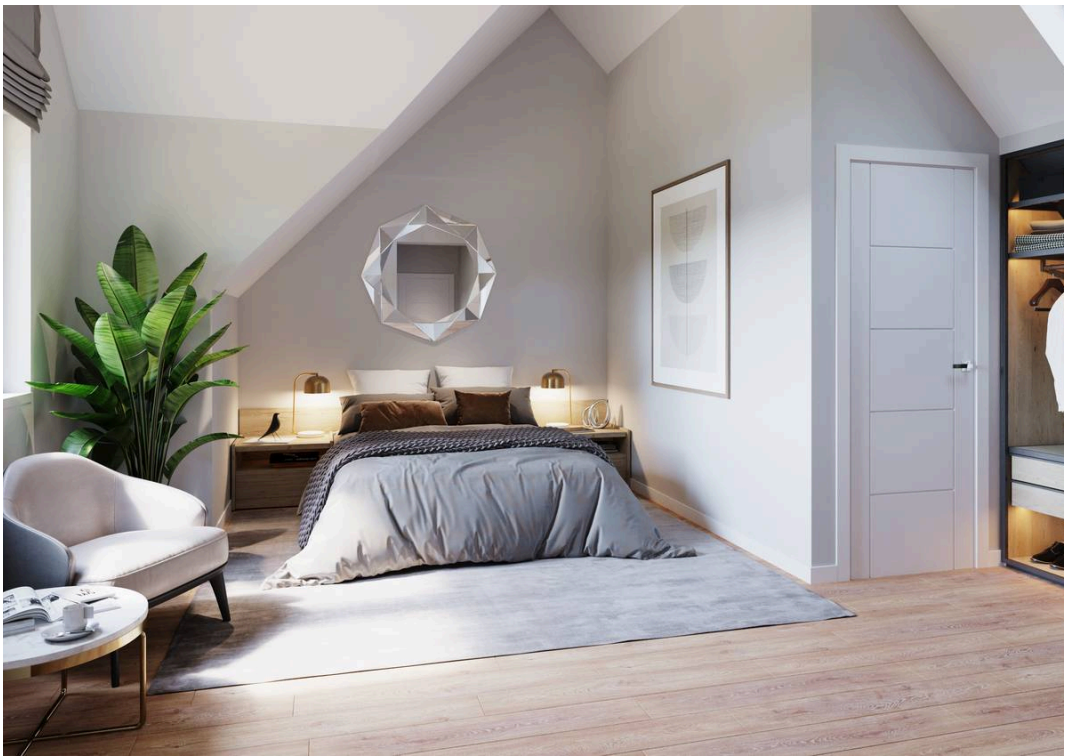
Plot 12, The Oak, Barley View, Roughbircworth Lane

Oxspring, Sheffield

Positioned at the end of this exclusive residential cul-de-sac, we are delighted to bring to the market this high-quality five-bedroom detached family home, enjoying an open aspect over fields to the rear and a superb position beside the Trans-Pennine Trail. Ideally located for highly regarded local schooling and everyday amenities, as well as being well suited for the daily commute, this substantial stone-built property offers generous and versatile accommodation comprising: Ground Floor – Entrance hall, cloakroom/WC, living room, dining kitchen, utility with access to the double garage, and a separate office/study. First Floor – Principal bedroom with dressing area and en-suite, four further double bedrooms (including bedroom two with en-suite), and a family bathroom. Externally, the property stands within a generous plot with gardens to the front and rear, together with a double driveway leading to an integral double garage. This individual development of just 10 homes, by renowned builder Sourced Construction, is set within a highly desirable village location. The position is exceptionally convenient for the major business centres of Leeds, Sheffield, and Manchester. In addition, the developer has confirmed that Phase Two will not be proceeding as originally planned. Instead, a green area will be created opposite the properties already built. Each buyer will have the opportunity to purchase a share of this communal space, and the revised pricing of the plots now reflects this enhancement.









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