



Highcroft Windmill Hill, Rough Close

£525,000 Freehold

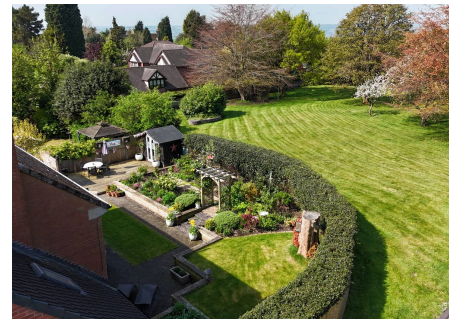


A beautiful, greatly enhanced three bedroom detached home, set back from the road in sought after Rough Close and having full frontal shutters. • The property benefits from a gated horseshoe driveway, with gates on either side of the driveway leading to the garden, giving plenty of parking and leading to a garage. • A gorgeous open plan kitchen/diner, with a beautiful central island, glass splashbacks and space to cook, eat and connect. • The newly added 'Bootility' - this is smart, flexible space that works as a utility, boot room or home office. • West facing delightful cottage garden which is private and perfectly finished with decking, floor lightings, lawn and a summer house with it own electricity supply. • While the house feels semi-rural, it's within walking distance of amenities, primary schools, riding school, butchers, post office, shops, Plythe station and The Derby Line, plus Stone & Stafford



There's something about Highcroft. Maybe it's the way it sits slightly apart... set back from Windmill Hill, calm and considered. Or the way the light moves through it, from the bay-fronted lounge to the garden-facing French doors. Maybe it's the finish, modern, yes, but not clinical. Warm, well-judged, and clearly cared for. This is a home that has been quietly transformed, not with fanfare, but with thought and finesse. It is detached, with three bedrooms, and deliberately designed for both family life and easy hosting. The open plan kitchen and dining area has been upgraded with intention. Refitted cabinet doors, chrome sockets and switches, glass splashbacks, and a cooker hood vented to the outside bring together practicality and style. A central island creates a space to cook, gather, or simply enjoy a coffee in peace. Thermostats on every radiator provide economic comfort, while renewed and repositioned sockets ensure function meets form. Beyond the kitchen, the bootility is brilliantly flexible – part utility room, part boot room, part home office. With its own entrance, additional door leading to the outside, and freshly fitted electrics and plumbing, it is ready to meet the demands of daily life. Upstairs, three proper bedrooms await. The main bedroom suite offers a touch of luxury with its own en suite shower room and a large dressing room. The family bathroom is another standout, with a freestanding bath, a separate walk-in shower, and tasteful splashbacks. Subtle upgrades, including ceiling lights, chrome sockets, Velux shades, shutters and fresh décor, ensure each bedroom feels complete and inviting. The fully boarded loft offers excellent potential – whether for storage or as a future project to add even more space. The updates do not stop there.

Thoughtfully replaced fittings throughout reflect the level of care, maintenance and attention that has gone into this home. Outside, the garden has been completely reimagined. Professionally landscaped recently with refreshed soil/flower beds, newly installed perimeter fencing, and privacy screens, it now offers a calm oasis, space, and sun. It is west facing and private, with a manicured lawn, cottage garden, decked seating area with floor lighting, and a part insulated summer house with power. The addition of an outside tap keeps things practical, and the front garden has been cleared and opened up, offering generous parking and kerb appeal. The full frontage has shutters, completing the smart exterior. Rough Close is a sought-after spot, close to Stone, the A50, M6 motorway junctions and everyday essentials. And Highcroft? It wears its name well. Uplifting, balanced, and beautifully brought together.

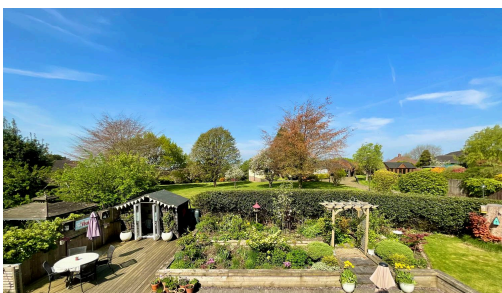


Highcroft, Windmill Hill – detached 3-bed with heart and style. Open-plan living, landscaped garden, summer house and a dreamy main bedroom with en-suite and spacious dressing room.
Council Tax band: E

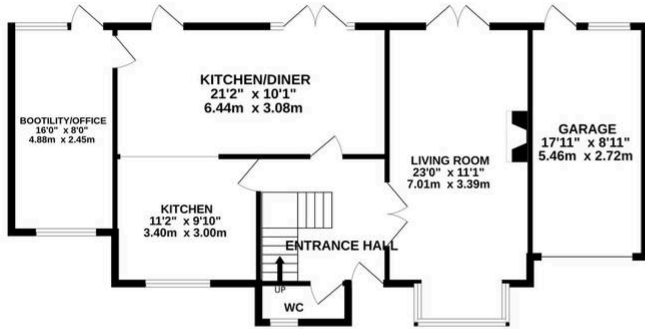
Tenure: Freehold

EPC Energy Efficiency Rating: C

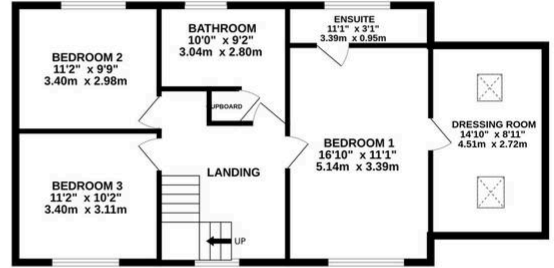
EPC Environmental Impact Rating: D



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



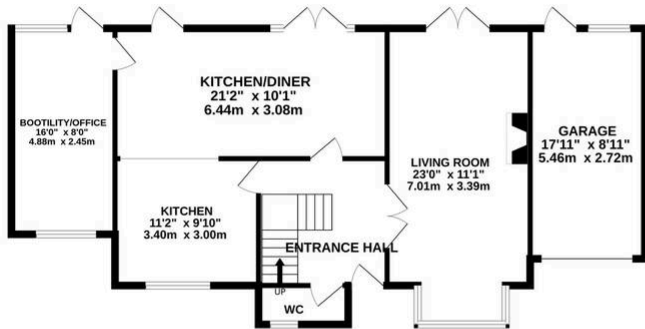
1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



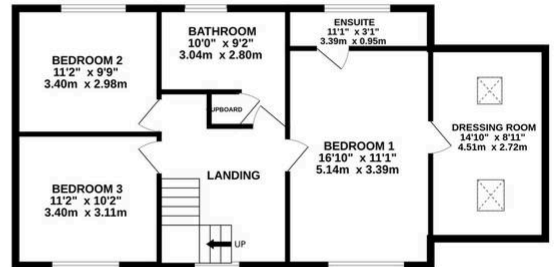
TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.

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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