



Woodcroft 35 Whiteley Wood Road  
Whiteley Woods  
Sheffield  
S11 7FF

Saxton Mee



# Woodcroft 35 Whiteley Wood Road, Whiteley Woods, Sheffield S11 7FF

Situated on one of Sheffield's most prestigious roads, in a beautiful location, with attractive views to the front and to the rear backing onto open fields. A stunning, large detached Edwardian family residence offering lovely extensive accommodation for a large family on the edge of the Mayfield Valley with lovely walks and within walking distance of the Peak District National Park and well placed for first class nearby amenities.

The property is situated on a large, beautifully landscaped plot of just over half an acre and has the added advantage of a separate detached annexe ideal as self contained accommodation for a dependant relative or teenager and currently used as an excellent home office. Adjoining this is the superb Pinelog Leisure Complex with indoor swimming pool together with jacuzzi, sauna, gymnasium and relaxation area.

- Delightful Private Plot Of 0.55 Acre
- Large Detached Edwardian Family Home
- Retaining Some Lovely Original Features And Upgraded By Current Owners
- Top Floor Being Original Billiard Room/Games Room
- Separate Detached Annexe Currently Used As Home Office Or Could Be Self Contained Apartment
- Beautifully Maintained Grounds Backing Onto Open Fields
- Eight Bedrooms/Three Bathrooms/Four Large Reception Rooms
- Large Double Garage
- Luxury Pinelog Swimming Pool/Leisure Complex With Gymnasium
- Accommodation Extending to Over 7500 Sq.Ft



## **The Accommodation Comprises**

### **GROUND FLOOR**

#### **Open Storm Porch**

With terracotta tiled flooring.

#### **Large Reception Hall**

With panelled walls, beamed ceiling and feature fireplace. Feature staircase.

#### **Drawing Room**

With wide rear facing bay window with lovely views over the extensive grounds. Feature original fireplace.

#### **Dining Room**

Once again with large bay window with lovely southerly views. Feature fireplace and original Butler's pantry.

Access from the formal reception hall to:

#### **Inner Hall**

Previously being used by the Servants and having a secondary staircase to the upper floors. Amtico flooring.

#### **Snug/Family Room**

A great additional reception room with Amtico flooring.

#### **Breakfasting Kitchen**

Extensively fitted out with a good range of units and with Amtico flooring. Four oven Redfyre Agastyle range. Adjacent dining area set into the front facing bay window overlooking the front garden and woods beyond.

#### **Utility/Laundry Room**

Well fitted out.

#### **Cellar**

A staircase from the inner hall leads to the Cellar, comprising of two rooms.

### **FIRST FLOOR**

#### **Large Long Landing**

#### **Master Bedroom**

Rear facing with stunning views over the grounds. Range of built-in wardrobes.

#### **En Suite Bathroom**

A large room fitted out with a high quality suite.

#### **Double Bedroom Two**

A large room with lovely views over the rear garden. Walk-in wardrobe with potential to have en suite facilities.

#### **Inner Landing**

#### **Double Bedroom Three**

With adjacent dressing area/study and potential for en suite facilities.

#### **Double Bedroom Four**

With front facing bay window.

#### **Family Bathroom**

With full suite.

#### **Separate WC**

Servant's staircase leading to lower ground floor.

#### **WC**

Staircase rising to the:

### **SECOND FLOOR**

#### **Long Landing**

#### **Bathroom**

With full suite and separate shower cubicle.

#### **Double Bedroom Five**

With large rear facing window overlooking the large garden and fields beyond.

### **Double Bedroom Six**

Bedrooms five and six originally were and could be converted back to a large snooker room.

### **Double Bedroom Seven**

### **Double Bedroom Eight**

### **OUTSIDE**

The property is approached via electric entrance gates onto a driveway providing good parking. Attractive front garden. Side driveway and secure gate giving access to the rear.

### **Double Garage**

### **ANNEXE/HOME OFFICE**

### **Gymnasium**

Giving access to the first floor:

### **Kitchen area**

Well fitted out.

### **Shower Room**

With full suite.

### **Large Office / Bedroom / Sitting Room**

### **PINELOG LEISURE COMPLEX**

This area is also accessed from the gymnasium to a fantastic Pinelog Leisure Complex.

### **Swimming Pool**

Fantastic large heated swimming pool with deep and shallow end.

### **Pine Sauna**

### **Jacuzzi**

Set to a raised area.

### **Large Entertaining/Relaxation Area**

With patio doors leading out onto a large private terrace and the rear garden.

### **Shower Room**

### **WC**

### **Rear Garden**

The rear garden, which is south westerly facing, has been attractively landscaped over the years, has an ornamental pond, well stocked floral borders and extensive lawned areas including a barbecue area and extensive stone flagged entertaining area. It offers a great degree of privacy and ideal for a large family and backs onto open fields. To the rear of the leisure complex is the plant room.

### **Tenure**

The site is Freehold.

### **Services**

Mains gas, electricity and drainage.

### **Additional Features**

The property benefits from Cat 5 Cabling throughout.

The swimming pool complex has an air source heat pump.

### **Viewing**

By appointment through our Banner Cross Office on 0114 268 3241.

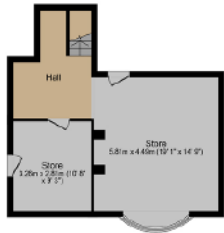
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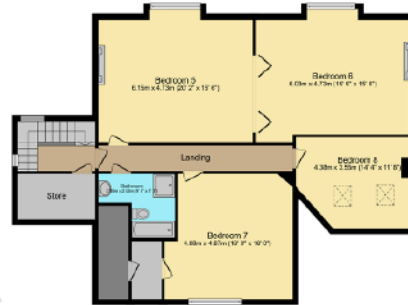
[bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.



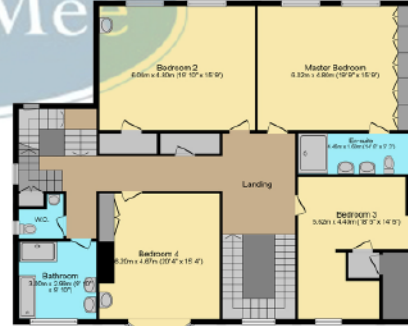
**Cellar**  
Floor area 42.2 sq.m. (454 sq.ft.)



**Second Floor**  
Floor area 127.3 sq.m. (1,370 sq.ft.)



**Ground Floor**  
Floor area 180.8 sq.m. (1,947 sq.ft.)



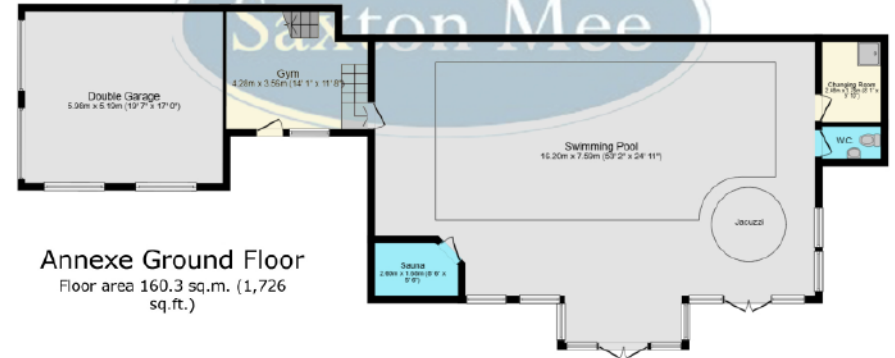
**First Floor**  
Floor area 170.2 sq.m. (1,832 sq.ft.)

Main Building: 520.5 sq.m. (5,603 sq.ft.)

TOTAL: 335.8 m<sup>2</sup> (3,615 sq.ft.)

The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Annexe First Floor**  
Floor area 42.0 sq.m. (452 sq.ft.)



**Annexe Ground Floor**  
Floor area 160.3 sq.m. (1,726 sq.ft.)

Annexe: 202.3 sq.m. (2,178 sq.ft.)

TOTAL: 335.8 m<sup>2</sup> (3,615 sq.ft.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



