



The Oaks Huggin Carr Road Hatfield Woodhouse DN7 6BY

Offers Around £725,000

FREEHOLD

Substantial FOUR bedroom, THREE bathroom detached house. Approximately 1.37 acres. Heated Swimming Pool. Tennis Court. Garage/bar block with annexe flat above. Timber cabin. Two large garages. Two large storage sheds. Large parking area. Gated storage area. Viewing essential to appreciate the flexible accommodation, ideal to work from home.

'The Oaks' is located on the outskirts of Hatfield Woodhouse, just off the A614 enjoying countryside walks and wildlife all on the doorstep. Located within minutes of junction 5 of the M18 motorway, opening up the M62, A1 and the M180, major Cities and towns such as Doncaster and Goole are easily reached within 30 minutes and Sheffield and Leeds within the hour. For rail users, there are Stations at Thorne and Hatfield & Stainforth, (both just over 10 minutes away) which provide superb access to several networks and opening up many destinations including Doncaster, Goole, Hull, Scunthorpe and with London accessed in just 2 hours, 20 mins.

The nearby village of Thorne, which is only a few minutes drive, has shopping facilities such as Sainsburys, Aldi, Lidl, B & M, McDonalds and KFC. You have the benefit of living in the countryside but having facilities all within a few minutes drive.



- **LARGE FOUR BEDROOM DETACHED HOUSE** • Standing in approximately 1.37 acres • **Swimming Pool & Tennis Court**

MAIN HOUSE ACCOMMODATION

As follows;

ENTRANCE PORCH

Front composite UPVC double glazed entrance door. Side facing UPVC double glazed window. Open access into the entrance hall.

ENTRANCE HALL

Front facing UPVC double glazed window. Staircase leading to the first floor. Doors off to the living/kitchen/dining room, sitting room and office. Laminate floor. Radiator.

LIVING/KITCHEN/DINING ROOM

32'1" x 18'4"

Fabulous open plan entertaining space with front and side facing UPVC double glazed windows and rear facing double glazed bi-fold doors. Fitted with an extensive range of cream shaker style wall and base units with black granite worktops and matching central breakfast island. Integrated ceramic sink. Cooker alcove housing the rangemaster gas cooker. Integrated dishwasher and wine cooler. Space for american style fridge freezer with contrasting beech storage cupboards. Media wall to the lounge area. Inset ceiling spotlights. Karndean flooring. Two radiators. Ample space for dining table.

SITTING ROOM

21'3" x 10'7"

Rear facing UPVC double glazed window and skylight window to the vaulted ceiling. Built-in media wall. Radiator.

OFFICE

12'0" x 9'11"

Front facing UPVC double glazed window. Built-in shelving. Laminate floor. Radiator. Door into the utility room.

UTILITY ROOM

12'11" x 5'7"

Window into the bootroom. Fitted with navy blue shaker style cupboards with a butchers block worktop and space and plumbing for washing machine. Laminate floor. Useful built-in storage cupboard. Ample space for ironing area. Glazed door into the boot room/storage.

BOOT ROOM/STORAGE

10'5" x 10'0"

Rear facing UPVC double glazed window and rear UPVC composite double glazed entrance door. Skylight window to the vaulted ceiling. Amtico flooring. Radiator. Door into the W.C and door into the cupboard housing the tumble dryer.

W.C

Side facing UPVC double glazed window. Fitted with a modern suite comprising of a high gloss vanity wash hand band and w.c. Tiled walls and floor. Chrome radiator.

LANDING

Rear facing UPVC double glazed window. Doors off to all rooms. Loft access. Radiator.

MASTER BEDROOM

18'4" x 13'4"

Rear facing UPVC double glazed window. Radiator. Door into the walk-in wardrobe and door into the en-suite shower room.

EN-SUITE

7'6" x 5'10"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a tiled corner shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

WALK-IN WARDROBE

5'10" x 5'5"



- Garage/Bar/Annexe building
- Two large additional garages
- Large storage yard
- Rural setting yet close to facilities
- VIEWING ESSENTIAL

BEDROOM TWO

14'5" x 12'0"

Front facing UPVC double glazed window. Radiator. Door into the jack and jill en-suite shared with bedroom three.

JACK AND JILL EN-SUITE

8'9" x 3'6"

Fitted with a suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls and floor. Door into bedroom three.

BEDROOM THREE

12'10" x 10'9"

Front facing UPVC double glazed window. Radiator. Useful built-in storage cupboard/wardrobe.

BEDROOM FOUR

12'1" x 9'1"

Front facing UPVC double glazed window. Radiator.

BATHROOM

8'8" x 6'6"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Fully tiled walls and floor. Chrome towel radiator.

OUTSIDE

The property stands in approximately 1.37 acres and has a wide frontage set behind a laurel hedge with an electric gated entrance. There is a large lawned front garden which sweeps to the right hand side and into the rear. To the left side is a large gravelled parking area which in turn leads to the garages/outbuildings with a sliding gate leading into a further large storage yard which is screened from the road.

The rear garden is mainly lawned with a paved seating area immediately to the rear of the house and leading into a large bar/games area. A gate leads down to the swimming pool with a large sandstone paved terrace with its own pavilion. From here

a gate leads into the main grassed area which leads to the timber cabin and down to the tennis court.

GARAGE/BAR/ANNEXE FLAT ACCOMMODATION

As follows;

GARAGE

22'6" x 17'4"

W.C

Fitted with a white w.c.

SHOWER ROOM

6'4" x 7'3"

With electric shower, tiled walls and floor.

ANNEXE FLAT

29'5" x 16'8"

Front facing UPVC double glazed window and rear UPVC double glazed French doors leading out onto a balcony. Fitted with black base units with sink unit and built-in fridge.

COVERED BAR

29'3" x 18'9"

T shaped and measured to maximum points. Large central bar with multiple power/T.V points. Block paved flooring. Timber clad walls.

COVERED HOT TUB SPACE

12'4" x 8'10"

Side window overlooking the gardens.

OUTBUILDINGS

As follows;

GARAGE

13'5" x 18'0"



GARAGE

14'8" x 13'9"

WORKSHOP/STORE

20'11" x 12'7"

WORKSHOP/STORE ROOM

12'4" x 17'4"

SWIMMING POOL

29'6" x 13'1"

Heated and filtered and approximately 4' deep.

TENNIS COURT

111'6" x 55'9"

TIMBER CABIN/ANNEXE

Currently divided into a 6m x 4m lounge/kitchen area (kitchen not fitted) a 4m x 3.6m bedroom and a 4m x 1m shower room (not fitted). Front and side facing UPVC double glazed windows and French doors and electric heating. This could easily be made into a self contained annexe.

DIRECTIONS

On leaving Hatfield Woodhouse on the A614, once you have driven past Redhouse Park (on your right hand side), take your next right hand turn into Huggin Carr Road. Follow this road to the end, turning sharply to the right, continue to the end and turn sharply left and you will find 'The Oaks' on your right hand side.





Additional Information

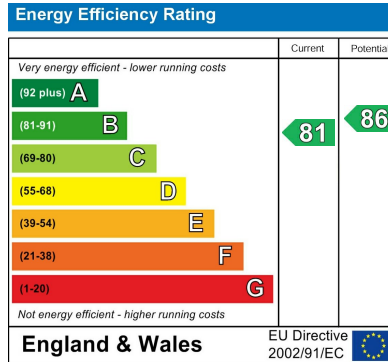
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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