







Woodlands

11 Oriel Road • Fulwood • Sheffield • S10 3TF

Guide Price £2,000,000 - £2,200,000

A stunning 6 bedroom detached home standing in excess of 2.5 acres overlooking the Mayfield Valley with an equestrian facility and annexe. The property offers flexible living accommodation with the main house having 4 bedrooms, a separate 2 bedroom 2 storey annexe, stands in delightful established gardens, magnificent south facing panoramic vista enjoying fabulous uninterrupted views across the Mayfield valley, has 4 stables, a tack room, hay barn, manege arena and grazing land. The accommodation comprises: Entrance porch. Reception hallway with a cloak room. Inner hallway leading to a W.C and study with built in oak furniture. Kitchen having a range of cream units complemented by contrasting granite worktops, hob, oven, extractor, integrated fridge and freezer, Utility room. Living room with a bay window and feature fireplace. Dining room which opens into a sunroom with roof lantern and French doors creating a light and airy feel. To the first floor landing there is a separate W.C and access to the roof space. Master bedroom with fitted furniture and en-suite bathroom in white with a whirlpool bath. 3 further bedrooms. Bathroom having a white suite and separate shower cubicle. Annexe - Dining kitchen with a range of cream units. Inner hallway and W.C, Living room with a square bay window. To the first floor there are 2 bedrooms and a shower room in white. Outside there is a block paved driveway to a detached garage, an Indian stone patio and pathway leading to the rear of the property. Full width terraced patio and seating areas, steps to a lawn with flower and shrub borders. Stable block with 4 stables, a tack room, stone hay barn and track to the manege and meadow. Woodlands is well-placed for local shops and amenities in Fulwood, highly regarded schools, recreational facilities, public transport and access links to the city centre, hospitals, universities and the Peak District.





- 6 Bedroom Detached Home Standing In Excess Of 2.5 Acres
- Equestrian Facility With 4 Stables, Tack Room, Hay Barn & Manege
- Fabulous Views Across The Mayfield Valley
- Detached Garage & Block Paved Driveway
- Separate 2 Bedroom 2 Storey Annexe
- Delightful Established Gardens
- Study With Fitted Oak Furniture
- Double Glazing & Gas Central Heating
- Excellent Local Facilities & Transport Links
- Freehold

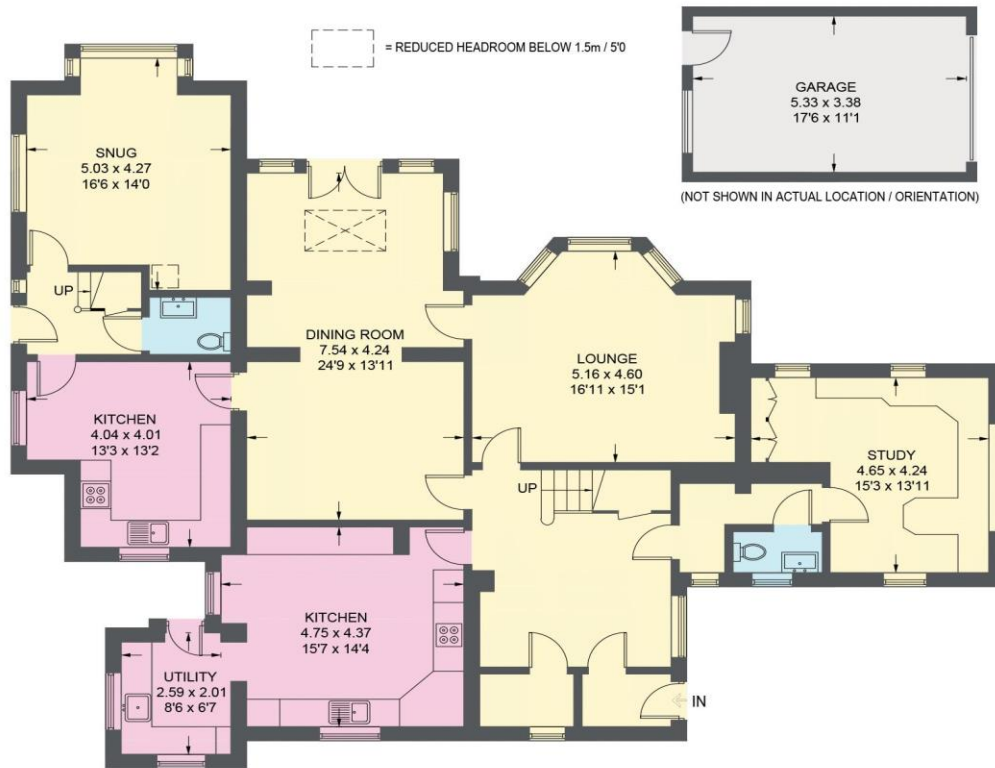


11 ORIEL ROAD

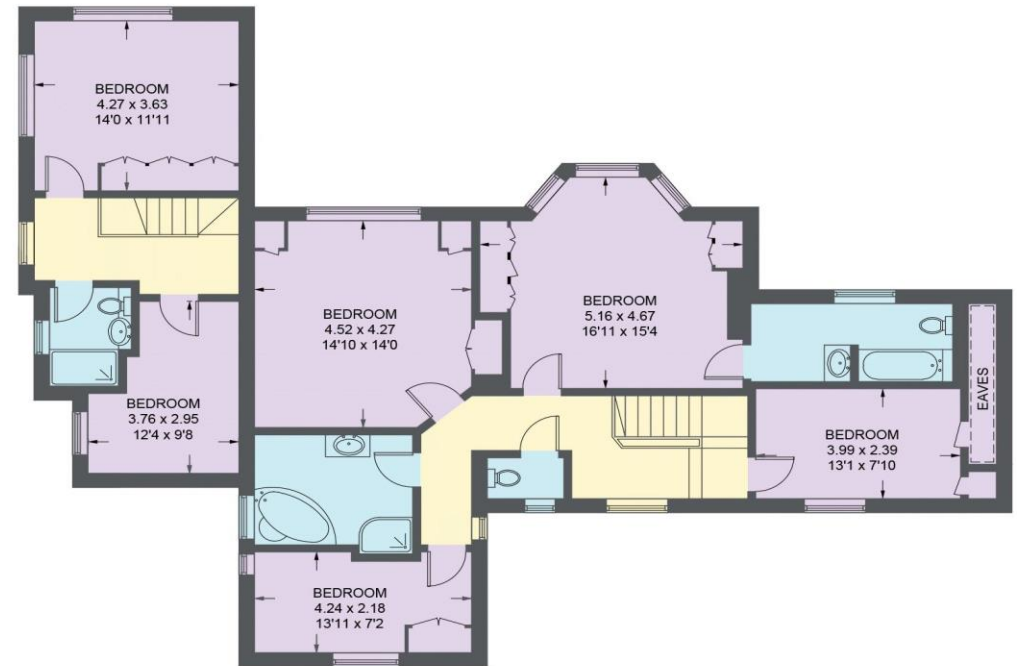
APPROXIMATE GROSS INTERNAL AREA = 301.4 SQ M / 3244 SQ FT

GARAGE = 18.2 SQ M / 196 SQ FT

TOTAL = 319.6 SQ M / 3440 SQ FT (INCLUDING EAVES)



GROUND FLOOR = 168.0 SQ M / 1808 SQ FT



FIRST FLOOR = 133.4 SQ M / 1436 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868