





14 Oxclose Lane

Dronfield Woodhouse • Dronfield • S18 8XQ

Guide Price £400,000 to £425,000

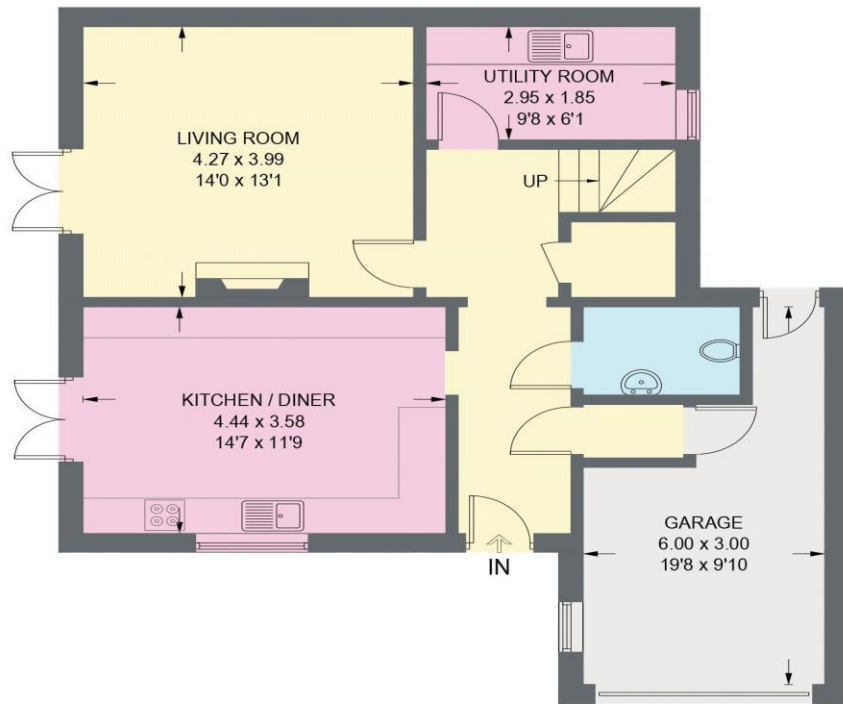
A superb, 4 double bedroom cottage located down a private lane full of charm and character, located in popular Dronfield Woodhouse. This wonderful family home boasts uPVC double glazing, combination gas central heating, double driveway and an integral garage. A composite 'stable' door leads to the generous inner hallway with ceramic flooring, store cupboard, cloakroom/W.C and a door to a pantry area leading to the courtesy door to the integral garage with roll up and over doors and access door to a small, gravelled courtyard. Dining / Kitchen with a fitted range of wall and base units with a cream shaker style frontage, solid granite worktops, integrated NEFF 5 ring gas hob, electric NEFF oven, dishwasher and further space for an 'American' style fridge freezer which is to be included within the sale, feature beams to the ceiling, ceramic flooring and uPVC 'French' style doors to the garden. Lounge with feature fireplace and uPVC 'French' style doors to the garden, beams to the ceiling. Utility room with a range of wall and base units with a white high gloss frontage, granite effect worktops, stainless steel sink, space and plumbing for a washing machine and tumble dryer, ceramic flooring and a wall mounted combination boiler. Upstairs the Master bedroom has wardrobes which are to be included in the sale and an en-suite shower room with walk-in double shower, ceramic flooring, full tiling with feature mirror, sink inset to a vanity unit, downlighters to the ceiling. Bedroom 2 has feature beams to the ceiling. Family bathroom with a 4-piece suite, separate shower, full tiling and downlighters. A spiral staircase provides access to 2 further double bedrooms to the second floor. Outside to the front is a double gravelled driveway giving access to the garage. A door leads to the side 'cottage' style garden, which is fully paved with some mature planting and is enclosed by mature hedging. Dronfield has been rated one of the 10 most desirable places in the UK in which to live and work, featuring OFSTED-outstanding Henry Fanshawe secondary school. This area of Dronfield Woodhouse, less than 3 miles from the Peak District but with easy access to Sheffield and Chesterfield, is an extremely popular location offering a rural setting yet proximity to essential services.



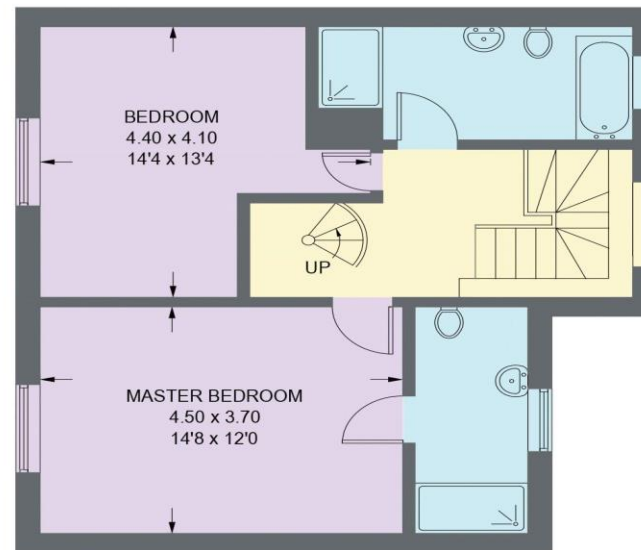
- Beautifully Proportioned Cottage
- Spacious accommodation extending over three floors
- 4 Double Bedrooms
- Quirky and Full of Charm and Character
- Superb Dining Kitchen With Integral Appliances
- Lounge With Feature Fireplace
- Master Bedroom With En-Suite
- Double Driveway and Integral Garage
- Cottage Style Garden

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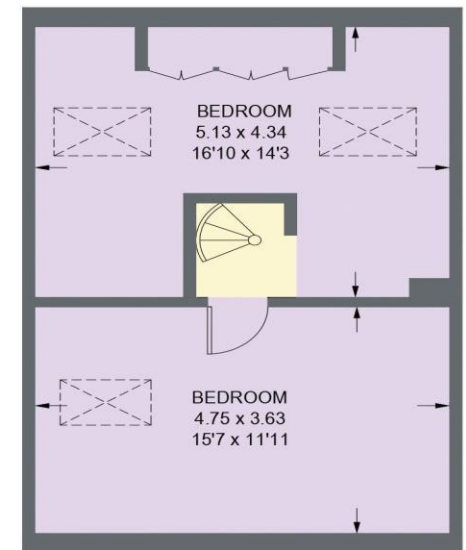
APPROXIMATE GROSS INTERNAL AREA = 169.2 SQ M / 1821 SQ FT (INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
73.5 SQ M / 791 SQ FT



FIRST FLOOR
54.3 SQ M / 584 SQ FT



SECOND FLOOR
41.4 SQ M / 446 SQ FT

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

(IDNKP2025)

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.