

ULAKA

CHURCHFIELD ROAD



Pouring with Prestige

Tucked away in the rural South Yorkshire village of Clayton, Ulaka is a prestigious detached family home that is as unique as its name. The inquisitive ones out there will wonder how it earned its intriguing namesake, and the current owners tell us it was given by the former owner as a nod to a small village in Slovenia where he grew up. Now it's time to look inside at a modern masterpiece following a full-scale transformation over the last decade which has been stylishly achieved while retaining the character of the exterior within the 16th century conservation area. Inside you'll find four spacious double bedrooms, three of which have their own individual bathroom, plus a spectacular open-plan ground floor with panoramic views of the surrounding area. This grand design sits upon half an acre of manicured land and comes complete with an electric gate, a double internal garage, a tarmac driveway with substantial off-street parking, a ground source heat pump, new aluminium windows, new roof, new plumbing, electrics and insulation when renovated. Presented immaculately throughout, it's ready and waiting for a new family to move straight in.





“We always wanted to do the property justice and create a great family home and so our attention to detail has been our main focus during the renovation.”

Just off the main street that runs through the village, you'll head down a stoney track to reach the sliding electric gate of Ulaka – with the house staring back at you in all its glory. As first impressions go, this one is hard to beat. The impressive formation – crafted from Yorkshire stone with a striking red clay pantiles roof – sits centrally within a vast plot surrounded by pristine gardens.



The sweeping driveway leads you to the stunning atrium with its picture windows that completely transform both the exterior and interior. Finished with intricate Parisian style chandeliers pouring from the ceiling, the whole house from this moment onwards has been designed to prioritise the flow of natural light throughout.

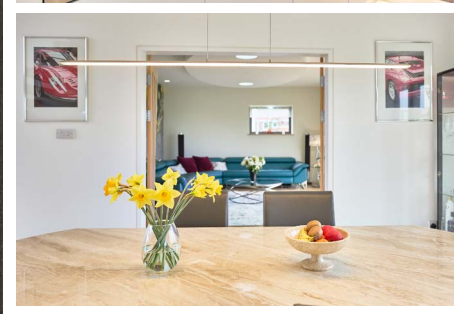
First Impressions are Hard to Beat



Wow Factor

Epitomising the open-plan dream is the jaw dropping main living area, which is divided into kitchen, dining and sitting room zones. A seamless marble tile underheated floor runs throughout to connect the spaces, which despite flowing into one have been designed with carefully placed mood lighting which enables each area to shine. The dual aspect view is hard to ignore with two sets of South Facing bi-fold doors that overlook the rear garden. A perfectly positioned sofa means you can while away the hours in a comfy spot, with the dining area across the room enjoying the same luxury. Electric blinds are fitted on all the windows should you want to draw them down for extra privacy.





In a space that is designed for social interaction, it's no surprise that the kitchen is open – tucked away for practicality but inviting for guests to pull up a stool at the breakfast bar to keep the host company. Contemporary clean lines create the wow factor – comprising of handleless wall and base units in contrasting wood and grey, Quartz topped worksurfaces and finished with LED kickboard lighting. Hi-spec appliances by Miele include wall-mounted ovens and a built-in coffee machine, sunken induction hob with a modern angled extractor and of course a fitted wine fridge. There is so much storage available with one wall of cupboards spanning from floor to ceiling.





Divine Detail

Quality oak internal doors feature throughout the property and you may have noticed the glass paned French doors off the dining area, leading to a second reception room. The formal lounge was the last room to be renovated, yet it continues the fresh and modern aesthetic as a cohesive continuation from the main living area. Minimalistic decor and solid oak flooring are brought to life by the unique tropical mural feature wall, which has strategically placed spotlights above it to illuminate the hummingbirds within the artwork. You'll also enjoy the views out the garden through a third set of bi-fold doors which allows the whole of the ground floor space to flow as one loop in the summer and has a wonderful 'inside out' feel.

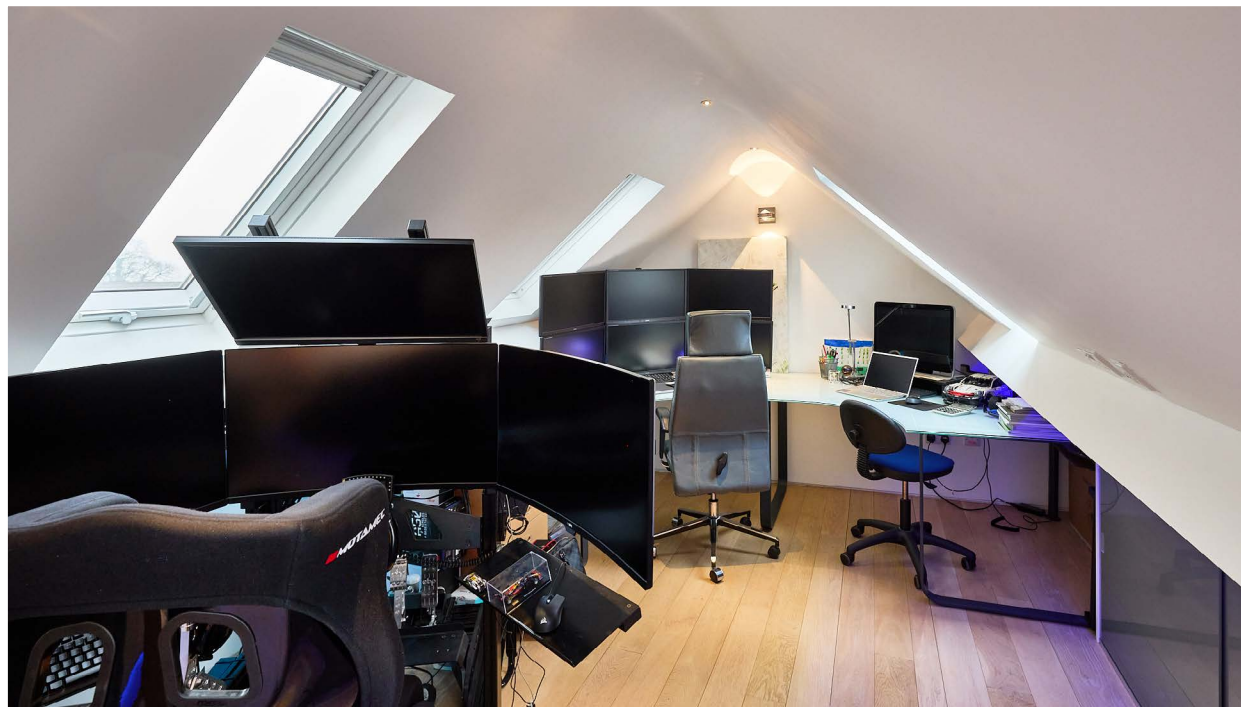


A Glorious Guest Suite



Next door you'll find the ground floor bedroom which was formerly used as the office – now transformed into a wonderful guest suite. The ample sized bedroom is light and airy – finished with the same oak flooring as the lounge next door. Enter the stylish en-suite from either the bedroom or from the entrance hallway so it can double up as a second downstairs W/C. Tiled floor to ceiling in warm toned marble, you'll find hotel quality wall hung furniture and a large rainfall shower head within a double glass enclosure.





Before you explore the rest of the bedrooms on the first floor, a second set of stairs can be found off the kitchen leading you up to the fourth bedroom which was a garage roof conversion. At the base of the stairs, you'll find the official ground floor W/C – a simple and sophisticated white suite. Completely separate to the busy hub of the home, this quirky space which is currently used as an office, sits within the apex of the roof and is flooded with natural light featuring four Velux windows. Storage cupboards have been built into the eaves for ultimate practicality, and you'll enjoy spectacular dual aspect North and South views as far as Hoover Stand in Wentworth.

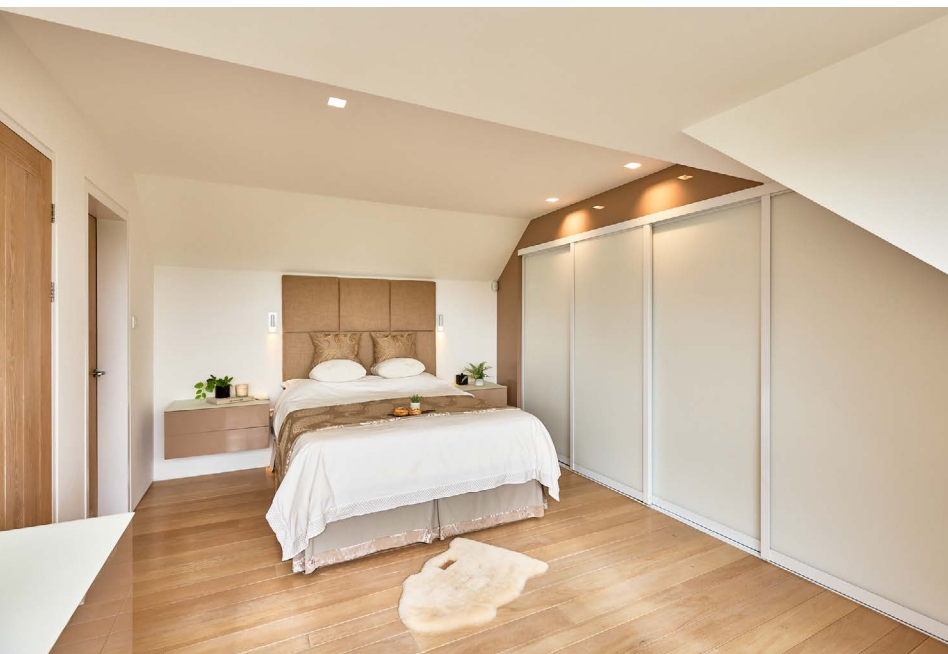


Taking Advantage of the Views

The bespoke floating oak staircase from the atrium is a work of art in itself – it is of cantilever construction and set against a gallery wall that maximises on the height of the walls as a backdrop visible through the glass balustrade. A cluster of six Velux skylights illuminate the gallery landing where a soft seating area has been added to make the most of the views – a lovely spot for reading or to enjoy your morning coffee. The whole of the upstairs also benefits from a underheated floor which makes a lovely start to the day on those winter mornings.



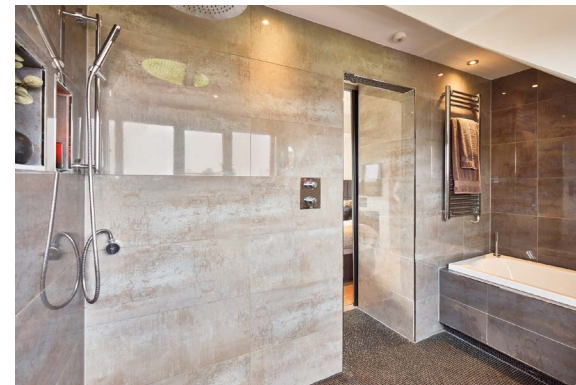
No Expense Spared



The en-suite is designed as a wet room featuring wave textured wall tiles and a pebbled stone floor. Finished with a wall hung W/C, a heated towel rail and chrome accessories including modern taps on the twin wash basins – no expense has been spared to ensure the morning starts right.

The quality of the renovation work continues throughout the bedrooms and is immediately evident in the master suite. Reconfigured to ensure the bed is facing South with the view of open fields to wake up to in the morning, this spacious double has neat minimalistic storage fitted around the room in the form of glass sliding wardrobes and sleek handleless cupboards that form a window seat and worktops again made of frosted glass.





Finished to Perfection

Bedroom two follows a similar design aesthetic with wooden flooring and an interestingly shaped ceiling within the dormer window. Another large double, this room also boasts a hidden four piece en-suite bathroom accessed through the wardrobes in a 'Narnia feel experience.' The en-suite features a fitted bathtub and a wet room style rainfall shower. Finished with polished tiles and a mosaic floor while wall-mounted chrome accessories come as standard.





Ulaka sits on a sizable plot with a wrap-around garden that has been meticulously landscaped so it's ready to play a large part in your family's memory making. An attractive stone wall and boundary fence runs around the perimeter but the views beyond this extend for miles. Low maintenance lush green lawns offer plenty of space for the children to safely play.



Elegant Outdoors

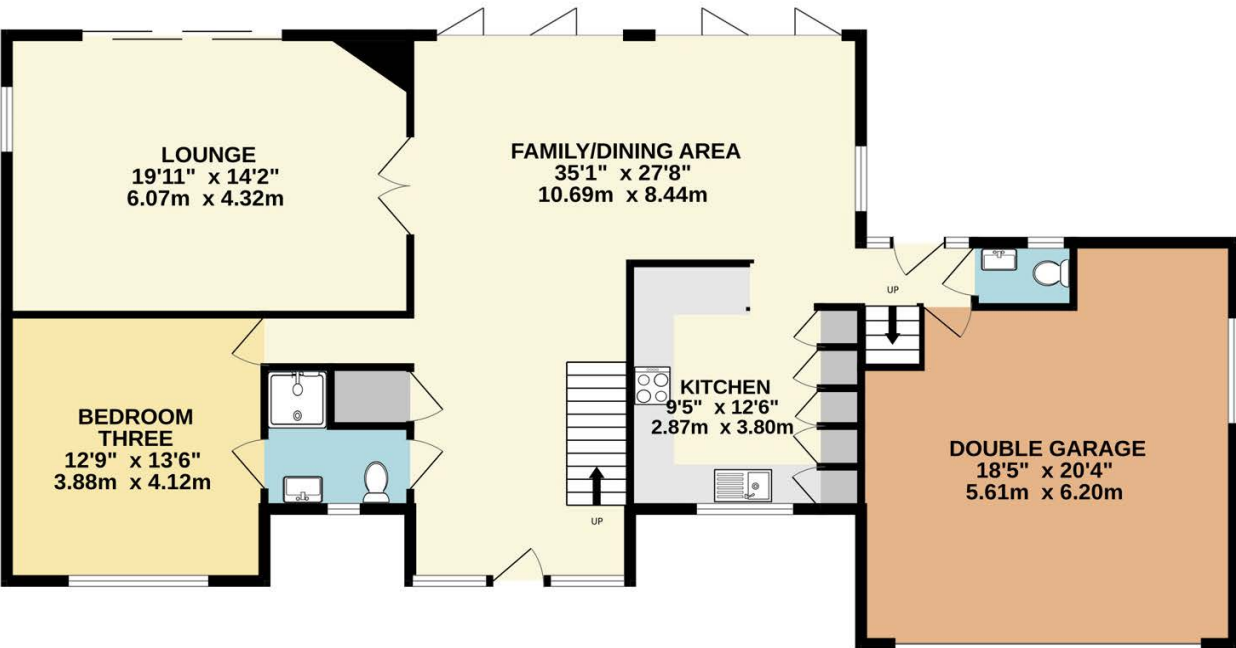
At the rear, a rockery flower bed planted with spring bulbs that are ready to bloom has been positioned outside the bi-fold doors and the Yorkshire stone patio provides a welcome seating area for outdoor dining. There's also room for a hot tub and a fire pit which will really get the party started as the light summer evenings draw in.



Area to Explore

Clayton is a charming village with everything you need for day-to-day life while still being well connected to the wider area. For your everyday essentials, you've got the small village shop right on your doorstep which adds to the charm of the area alongside the village hall at the heart of the community. Families will appreciate the wealth of schooling options, from the well-regarded local Primary at Hooton Pagnell which is a small C of E village school to excellent secondary schools including Ridgewood. For private education, QEGS, Hill House and Ackworth School offer top-tier options close by. Despite its rural appeal, Clayton is well connected and conveniently located with nearby train stations for commuting into major cities plus London direct from Doncaster in approx. 1 hour 40 minutes. For those who travel further afield, a cluster of major airports are within easy reach, keeping international destinations at your fingertips. If you're looking for a village that offers a sense of community, great amenities and easy access to the wider region, Clayton is a fantastic place to lay down your new roots.



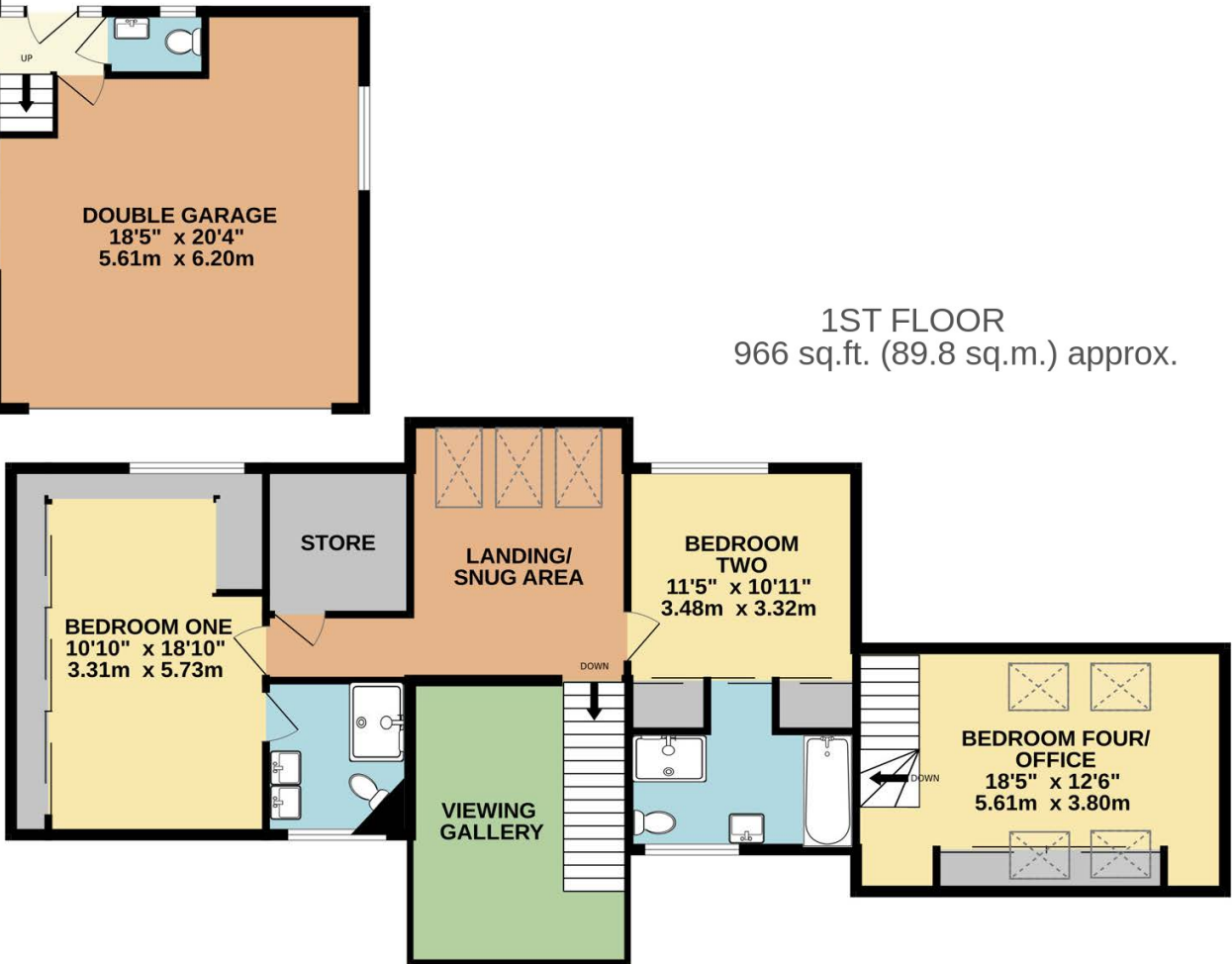
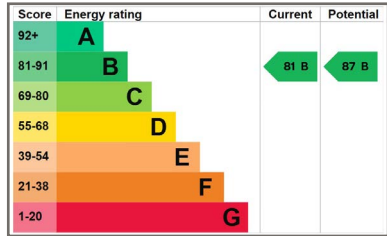


TOTAL FLOOR AREA : 2436 sq.ft. (226.3 sq.m.) approx.

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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GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
966 sq.ft. (89.8 sq.m.) approx.

Key Features

- Exclusive Family Home Providing the Perfect Blend of Luxury and Tranquillity
- Fully Renovated Over the Last Decade with a Stunning Contemporary Design
- Stylish Yet Practical Kitchen Featuring Miele Appliances and a High-Spec Finish
- Modern Open Plan Layout with Seamless Flow to Kitchen, Dining and Sitting Areas
- Separate Lounge Enhanced by Garden Views Plus Further Separate Office Space
- Bespoke Floating Oak Staircase Leading to Light Flooded Landing with Panoramic Views
- Three Large Double Bedrooms Each with an En-Suite Offering Comfort and Privacy
- Approx Half Acre of Beautifully Landscaped Gardens, Perfect for Families
- Extensive Multi Vehicle Parking Available Via Private Driveway and Integral Double Garage
- Charming Conservation Village with Rural Surroundings and Excellent Transport Links
- Freehold Property, Council Tax Band E and EPC Rating B (Rating High Would Be Difficult to Improve On)

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WHAT3WORDS: [tape.swooned.clattered](#)



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LUXE

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