



BROCKADALE OAKS
— WENTBRIDGE —



ENFIELDS
LUXE



A SIMPLY PERFECT HOME

Welcome to Brockdale Oaks; a beautiful secluded retreat hidden away in 6.5 acres of naturally stunning grounds.

Drive down the twisting country lane and you'll discover this remarkable five bedroom family home, featuring cosy log burners and expansive glass doors, leading to breath-taking verandas.

A leafy driveway welcomes visitors with a circular turning point, while parking for over a dozen cars makes it a pleasure for arriving guests.



Surrounded by private woodland and picturesque countryside as far as the eye can see the air is filled with tranquillity and birdsong.

Once inside, Brockdale Oaks is a contemporary home flooded with light, boasting the ease of open plan living.

You'll discover a state-of-the-art kitchen, a luxurious heated swimming pool and a well thought out gym and sauna. All together, Brockdale Oaks is a superb family home, the perfect place for you to create truly wonderful memories.

STUNNING GROUNDS



Extensive gardens are one of the first things you'll notice about the incredible grounds that envelope this sleek, minimalist home.

To the front of the house, an expansive garden has been created with fun in mind, featuring an amazing 30m zip wire slide, which children and adults can't resist.

To the sides and rear of the home, the gardens stretch down various levels to a beautiful brook winding its way through the private woodland which borders the

Brockadale Nature Reserve. Deftly created over four tiers, the gardens are a haven for children to indulge in, roaming free in the safety of your own grounds.

At the top level, fenced gardens with manicured lawns offer sizzling sun traps to relax.

The next tier is home to a fantastic Crazy Golf course, set on lush greens. Stroll down quaint wooden steps and you access the lower tiers, leading through leafy trees to a grassy area, perfect for those who love keeping horses close to home.



“This is an amazing place for children to grow up in. For the house, but also what's around us, like the horses in the fields.”



PERFECT FOR ENTERTAINING

After exploring the extensive woodlands there's nothing better than stepping back into the understated luxury of this warm, welcoming home.

Through the front door you'll notice a superb self-contained bedroom and living area, complete with a stunning en suite bathroom, with underfloor heating.

It's perfect for offering grown up children their own independent living space.





Continue through to the kitchen dining area and a beautiful, contemporary space greets the eye. Glass worktops and high gloss units are a lovely focal point in this sun-drenched room, a foodie's dream when it comes to cooking.



“For me, the living room sold me the house. It was a wow moment and I knew I had to live in this house when I saw that room.”



PANORAMIC VIEWS

Step through oak double doors and you're into the lounge, arguably the best room in the house.

Split levels create separate areas, warmed by the sunshine through south facing doors or the toasty log burners.

Summer time is a treat as you step out on the veranda to unwind with a drink to dine al fresco.

No matter what season it is the views are simply mesmerising, creating the perfect party space.







BATH, BED AND BEYOND

Make your way upstairs and the natural daylight spills in through a beautiful window, guiding you to the bright, airy landing, hosting an array of oak wood doors featuring frosted privacy glass.

On this floor you'll uncover a generous bedroom with an inviting balcony to relax on and enjoy the rolling hills beyond.

Continue and you'll find the sumptuous family bathroom, offering a calming sanctuary to soak in luxurious bubbles and melt away the stress of the day.



If you're short on time, the stunning wet room style shower will invigorate you in seconds.

Another fabulous bedroom set on two levels, also offers a haven to unwind with striking views and just a step up offers a dressing area or play area for little ones to enjoy.





THE MASTER SUITE

Tucked away, the master suite offers a spacious, luxurious retreat filled with sun light from two impressive windows.



You can't help but relax with the serenity of hypnotic views out to the vales below. As for complete bliss, the en suite with its huge window and refreshing, double shower offers a little piece of paradise to lose yourself in after a busy day.



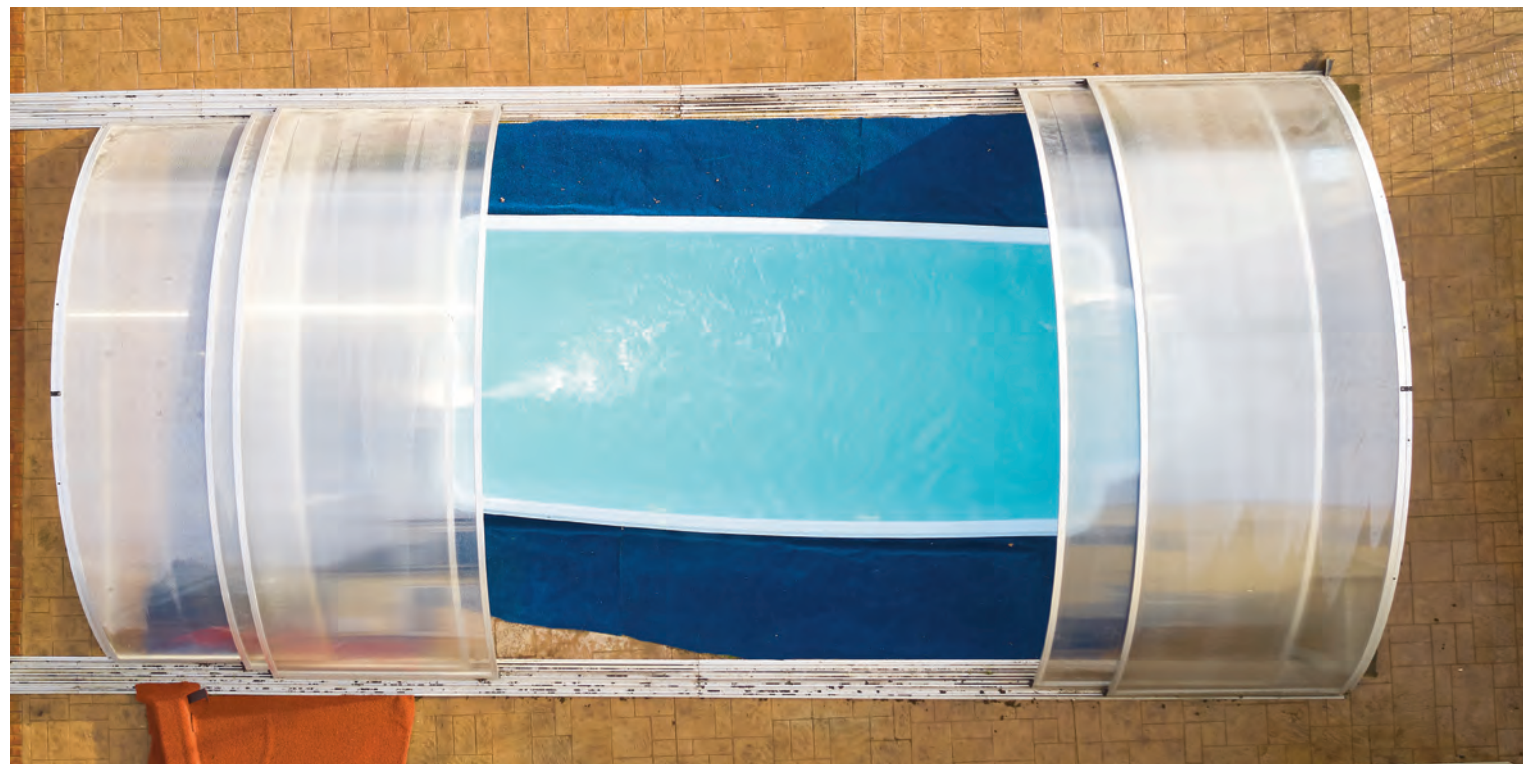


THE ULTIMATE LUXURY

The jewel in the crown has to be the stunning, heated pool.

Imagine diving into the warm, tranquil waters and letting your cares drift away to the horizon. The roll back roof makes this an amazing year-round treat for all the family to indulge in. Whether relaxing or training, the 'endless pool's' jet generates a current so you can swim continuously to your heart's content.

When you're finished, simply hop out and the pool's own bathroom which accommodates a WC and offers comfortable changing before stepping back inside the house.



EXPLORE THE AREA

Set in the sleepy village of Wentbridge, this superior home lies in the vibrant county of Yorkshire.

Nestling in beautiful countryside, its grounds border the scenic area of Brockadale Nature Reserve with its wealth of beautiful walks and wildlife habitats.

Although this home is just minutes from all the convenience of the A1 and M62, it's so peaceful, you'd never know it.

Its proximity offers easy access to Leeds, Sheffield and Bradford

for an eclectic mix of shops, restaurants, supermarkets and exciting attractions.

Pontefract Monkhill Station provides commuter trains travelling to Leeds city centre station, the gateway to a multitude of business centres.

For families, it's an ideal place with excellent schools including Queen Elizabeth Grammar

School for girls and QUEGS Junior and Senior school for boys, both in Wakefield alongside Ackworth Quaker School.

Days out are a pleasure with historic Nostell Priory, an 18th century manor house close by. Its parklands, gardens and play park are a perfect way to while away the hours.

Culture lovers will be drawn to The Yorkshire Sculpture Park and the delights of The Hepworth Gallery.

If you don't fancy heading too far, don't forget that Brockadale Oaks has its own private woodland, teeming with wildlife and a variety of birds, ready and waiting to be explored.

"The only sound you hear are the birds and the horses. There are no cars. If a car comes down here, they are lost."

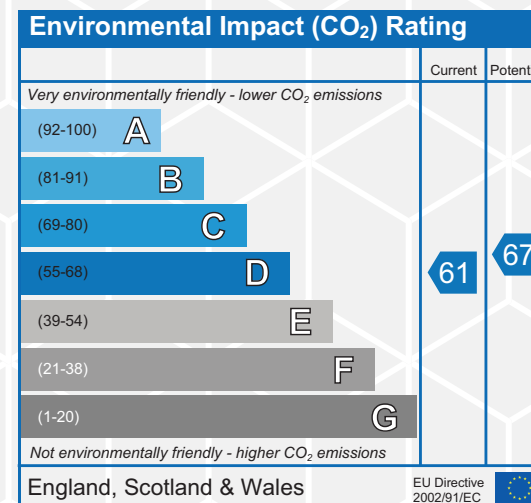
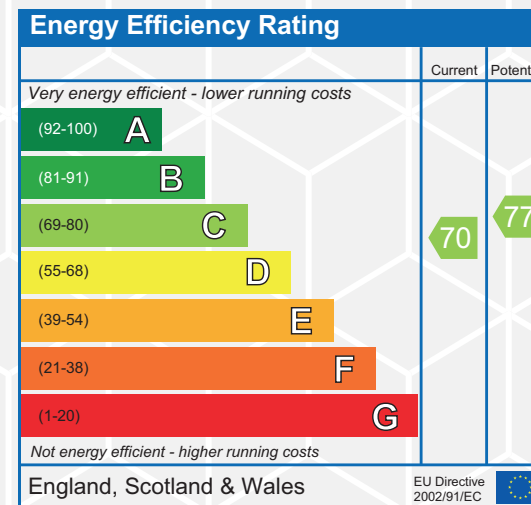




PROPERTY FEATURES

- Located in Approx 6.5 acres of Private Woodlands
- Stunning and Impressive Family Home
- Five Bedroom Detached Property
- Panoramic Views over Went Valley
- Expansive Living Spaces Throughout
- Separate Self Contained Annex
- Modern Design and Presentation
- Outdoor Pool
- Close to Excellent Local Schooling
- Ideal Position for Commuting Throughout the Country

ENVIRONMENT & ENERGY





FLOOR PLANS

GROUND FLOOR

Ground Floor Approx.
Floor Area 2192 SQ. FT.
(203.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans 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.



1ST FLOOR

1st Floor Approx.
Floor Area 1334 SQ. FT.
(123.9 SQ.M.)

Total Approx. Floor
Area 3526 SQ. FT.
(327.6 SQ.M.)





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