



VERITY
FREARSON

THE BEECHES, 3 OATLANDS DRIVE, HARROGATE, HG2 8JT

GUIDE PRICE £1,350,000

THE BEECHES, 3 OATLANDS DRIVE,

Harrogate, HG2 8JT

The Beeches is a stunning 5 bedroomed detached family home, offering immaculately presented and spacious accommodation over three floors, with beautiful and stylish interiors throughout.

Occupying a fantastic private position and plot, located in an enviable position on the edge of the famous Harrogate Stray.

The property is within level walking distance to the town centre, excellent local schools, shops, transport links and Hornbeam Park railway station, giving easy access to Leeds and York. This home offers a fantastic lifestyle for a variety of different buyers and an internal viewing is strongly recommended to appreciate the calibre and quality of this exceptional property.



Reception Hall · Dining Kitchen/ Family Room · Dining Room · Sitting Room · Study · Conservatory

5 Bedrooms · 2 Bathrooms · En-Suite

Off-Road Parking · Double Garage · Landscaped Gardens







ACCOMMODATION

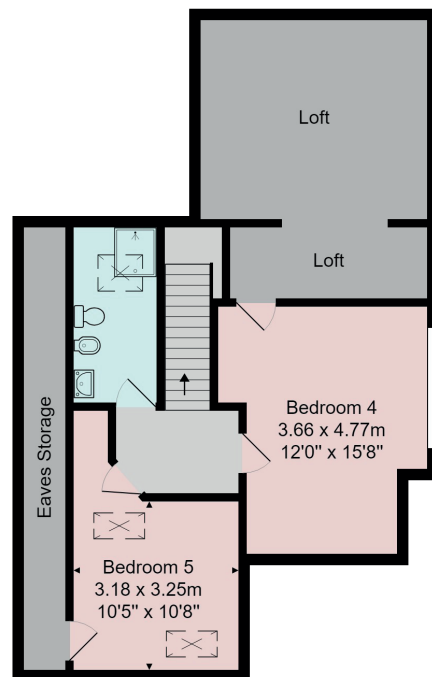
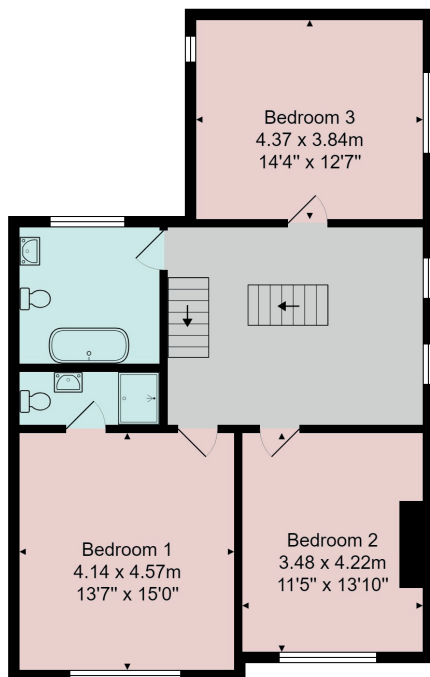
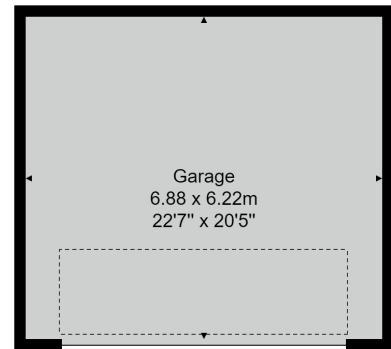
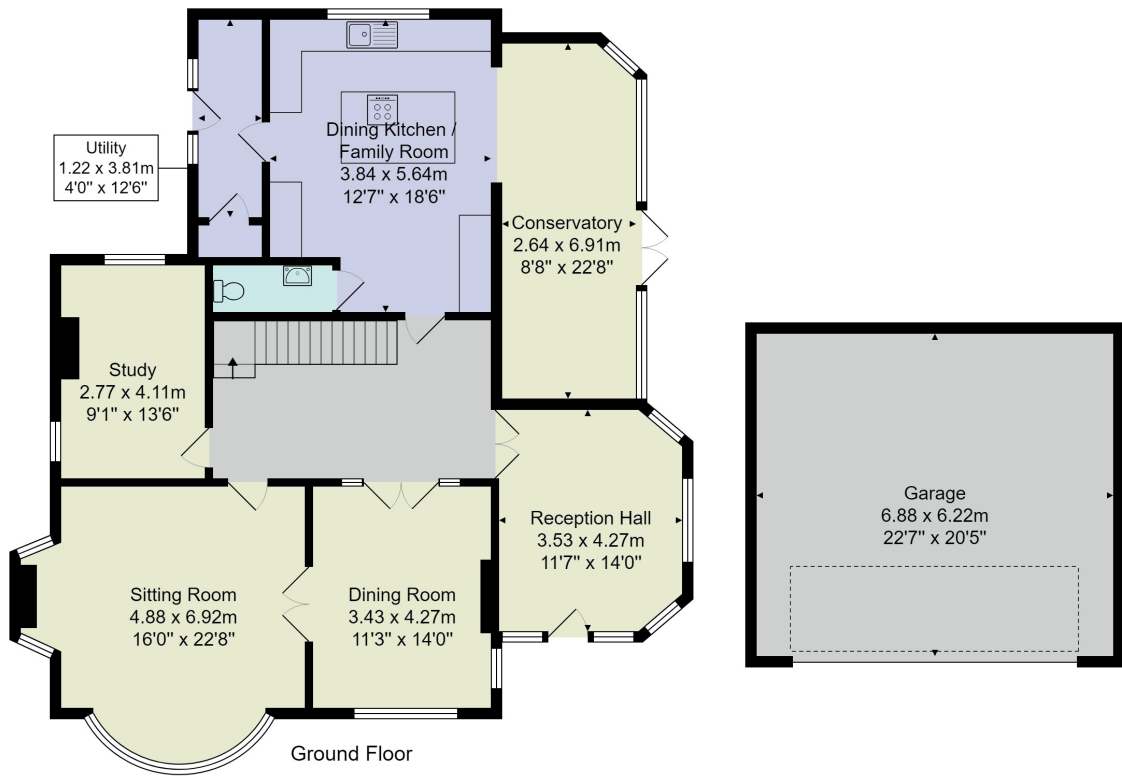
Upon entry into this fantastic family home is an impressive reception hall leading through into the inner hall, perfectly centralised within the property and providing access to all the spacious and light-filled reception rooms including the open plan family dining kitchen.

The dual-aspect dining and sitting room are to the front of the property and connect through a set of French doors, boasting fabulous high ceilings, beautiful limestone fire surrounds and a log-burning stove in the sitting room - also benefitting from a stunning and striking curved bay window with views over the garden.

To the rear of the property is a newly fitted modern, open-plan dining kitchen and sitting room with bespoke hand-painted cabinets, marbled worktops and integrated appliances; a cosy area to relax and a formal dining space with plenty of room for a six-seater table. French doors leads out to the privately enclosed garden. Completing the downstairs layout is utility room with access to the garden and study.

To the first floor is a generous landing, master bedroom with a newly fitted modern tiled en suite shower room and two further double bedrooms service by a beautifully bespoke and newly fitted house bathroom with both bath and walk in shower. To the second floor are two further double bedrooms, house shower room and an abundance of eaves storage.

FLOOR PLAN



Total Area: 263.8 m² ... 2839 ft² (excluding eaves storage, loft, garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Once inside the electric gates, a block-paved driveway leads you to the side of the house and offers ample parking for numerous cars and access to the double garage.

The stunning landscaped gardens fully surround the property and are enclosed with mature hedging, trees, shrubs, manicured lawns and perfectly placed private patio seating areas to follow the sun.

The garden truly is a unique and impressive addition to the property and creates an extensive, fun and exciting plot for all family and friends to enjoy.

Directions

The Beeches, 3 Oatlands Drive is situated in a prime location on the 'Saints' in Harrogate. It is within level walking distance of the town centre of Harrogate; a beautiful spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent schools, beautiful parks and the famous Bettys Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London King's Cross and Edinburgh.

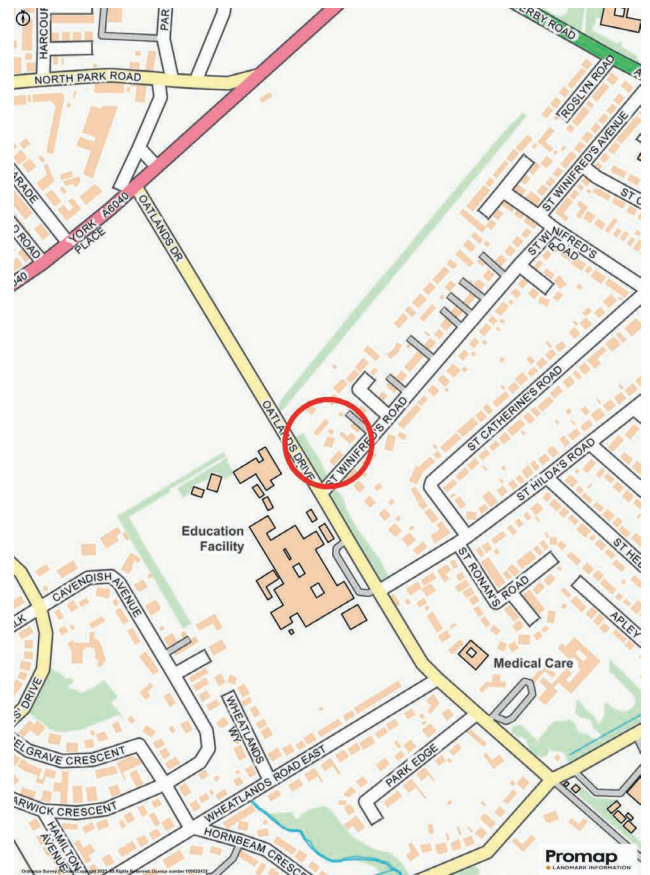
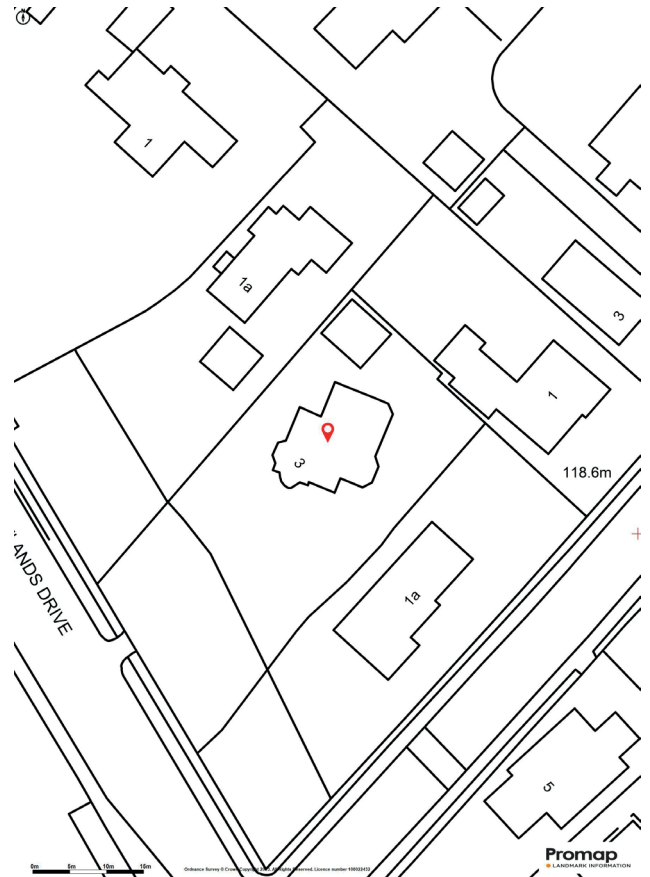
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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