



VERITY  
FREARSON

TRENNANCE, 32 OATLANDS DRIVE, HARROGATE, HG2 8JR

£1,650,000



# TRENNANCE, 32 OATLANDS DRIVE,

*Harrogate, HG2 8JR*

**A handsome double-fronted five-bedroom detached family home situated in a prime position to the south side of Harrogate.**

Having been sympathetically modernised and substantially extended, this superb home now offers very well-appointed and stylish accommodation arranged over three levels, extending to over 4,500 square feet, whilst retaining many original character features.

Oatlands Drive is situated on the edge of the Harrogate Stray, within walking distance of excellent local schools, Hornbeam Park railway station, the town centre and Hookstone Woods. An internal viewing is essential to appreciate the overall scale and calibre of this individual home.



2 Reception Rooms · Orangery · Living Kitchen · Cloakroom

5 Bedrooms · 3 En-Suites · Family Bathroom

Electric Gates · Extensive Off-Road Parking · Carport · Double Garage · Delightful Gardens













## ACCOMMODATION

The generous and flexible accommodation comprises in brief -

### GROUND FLOOR ENTRANCE PORCH

#### RECEPTION HALL

With original wood-panelled walls and tiled floor. Stairs lead to the upper floors.

#### SUPERB SITTING ROOM AND SEPARATE DINING ROOM

With bay windows to front. Chesney wood-burning stoves in both rooms.

#### STUNNING LIVING KITCHEN

Incorporating spacious kitchen, sitting and dining areas. Extensive range of solid oak wall and base units and granite work surfaces. Central island, Miele ovens, gas hob and hot plates. Integrated appliances.

#### ORANGERY

A most impressive orangery linked to the kitchen and dining room, with doors leading to the rear garden. Under-floor heating.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR GENEROUS LANDING

#### MASTER BEDROOM

With bay window and built-in units and dressing table.

#### DRESSING ROOM AND GENEROUS EN-SUITE BATHROOM

Incorporating roll-top bath, separate shower, his-and-hers washbasins. Window to side. Under-floor heating.

#### FAMILY BATHROOM

### THREE FURTHER DOUBLE BEDROOMS

One of the bedrooms has the benefit of an en-suite shower room.

### SECOND FLOOR GUEST BEDROOM

With Velux windows, built-in wardrobe and en-suite bathroom.

# FLOOR PLAN



Total Area: 431.5 m<sup>2</sup> ... 4645 ft<sup>2</sup>  
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

An extensive driveway accessed via electric gates provides ample off-road parking and leads to a carport and double garage. The garage features electrically-operated doors and a tiled floor. There is a generous room above the garage which offers the scale and flexibility to create either a home office / gym / teenager suite, or the opportunity to convert it into a separate annexe, subject to obtaining the necessary consents. A particular feature of the property is its attractive corner plot which includes delightful gardens to the rear. The most attractive private garden incorporates terraced and lawned areas with mature planting and borders, a Woodpecker greenhouse and garden store.

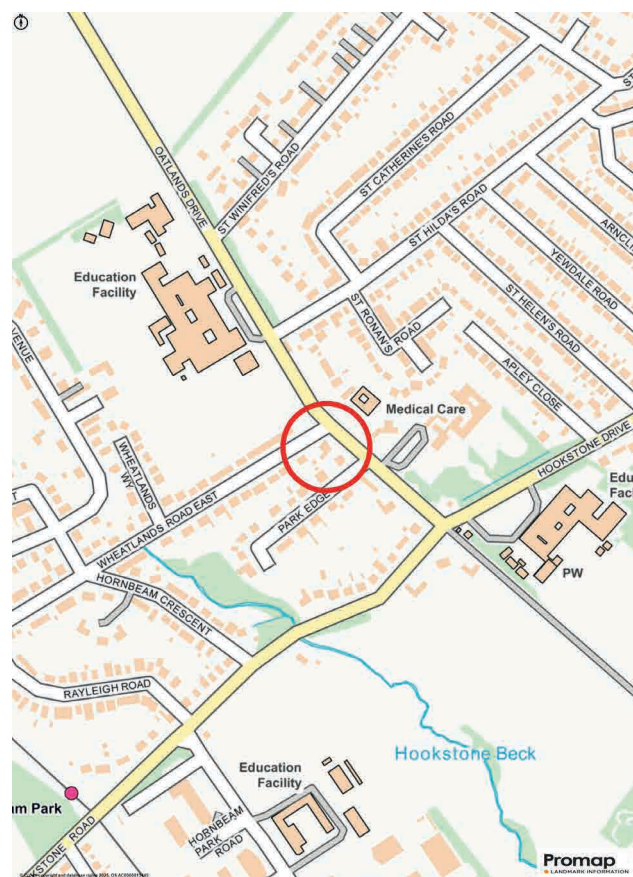
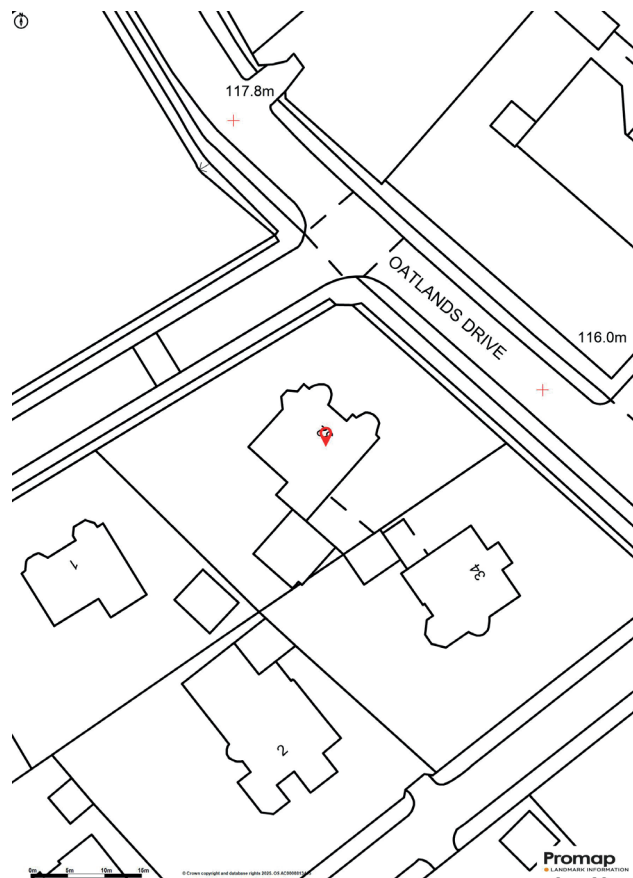
### Services

All mains services connected.

### Tenure

Freehold

**Council Tax Band - G**



Harrogate

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