



**Stoneacre**  
Properties

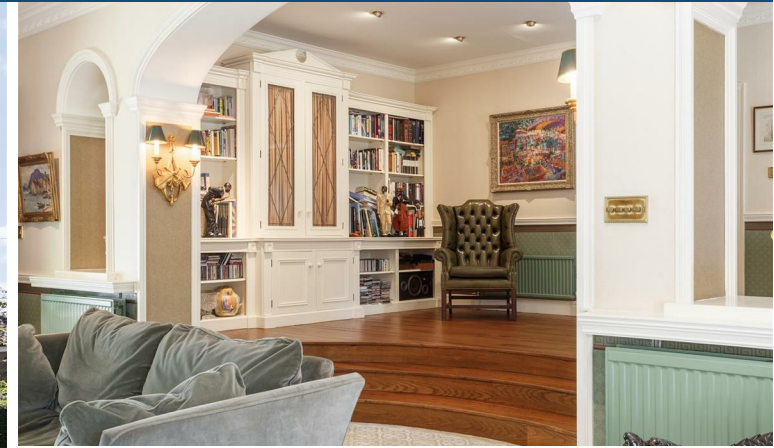
**NORTH LEEDS SALES**

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Woodley Chase, Wigton Lane  
Guide Price £2,300,000





## Woodley Chase, Wigton Lane, Leeds 17, West Yorkshire

- One of the Finest Homes in Leeds
- Beautiful Grounds and Gardens
- Private Gated Double Entrance
- Generously Proportioned Rooms
- Three Secure Garage Spaces
- Five Double Bedrooms
- Three Bathrooms
- Four Reception Rooms
- EPC Rating D
- Council Tax Band H



A rare opportunity has arisen to acquire the freehold of this exquisite detached family residence set within a generously sized prime plot on Wigton Lane in the heart of Alwoodley, North Leeds. This property has been proudly maintained throughout the full duration of the current owner to the highest of standards. Stoneacre Properties are delighted to be appointed as the sole selling agent of one of the finest homes in Leeds, with immaculately presented internal accommodation exceeding 5,000 square feet. Woodley Chase features in excess of five open plan reception areas, five spacious bedrooms, three bathrooms, utility & guest w/c all generously proportioned, meticulously designed and arranged over two floors. With meticulous landscaped gardens to both the front and rear, the property is approached via a sweeping driveway with two entrances accessed via electric security gates and vehicular access to the rear of the property with two integral garage spaces and a separate single detached garage. A viewing is highly recommended for what is one of the finest homes in Leeds, in order to fully appreciate the many fine qualities of this residence.



## INTERNAL ACCOMMODATION

The accommodation briefly includes a grand entrance hallway, offering access to two open plan focal reception rooms incorporating a lounge areas and reception space currently utilised as a music room and library. Across the hallway a beautiful reception room and a dining room are open plan allowing the accommodation to flow pleasantly throughout the ground floor of the property. A bespoke highly specified, fully fitted kitchen with integrated appliances leads onto a breakfast dining space with steps leading down to an informal dining room. A separate cosy snug provides an additional reception space within the home alongside a guest w/c, utility room, sun room and conservatory.

The first floor accommodation is accessed via a grand staircase leading to landing and offers a huge master suite with lounge / dressing area, two balconies and a spacious en-suite shower room. A spacious second bedroom suite with lounge area is provided with an en-suite bathroom. An additional third bedroom with en-suite bedroom can be

found alongside a fourth and fifth bedroom and separate shower room.

The property features a comprehensive security system both internally and externally.

## EXTERNAL

The stunning gardens are a particular feature. The property is hidden by a stone wall and mature trees to the front and accessed via two sets of electronic gates leading to a semi-circular driveway allowing vehicles to drive in and out of the front of the property with ease and wrapping around a delightful front garden. The entrance driveway to the home provides an initial glimpse of the beautiful aesthetics of the dwelling and the mature grounds surrounding it. The integral double garage allows for parking for two vehicles with a separate detached garage opposite, providing an additional secure space. In addition the grounds offer parking for several vehicles alongside breathtaking views over the enclosed, secluded rear garden featuring established trees, shrubs and bushes and a terrace which is perfect for outdoor entertaining.

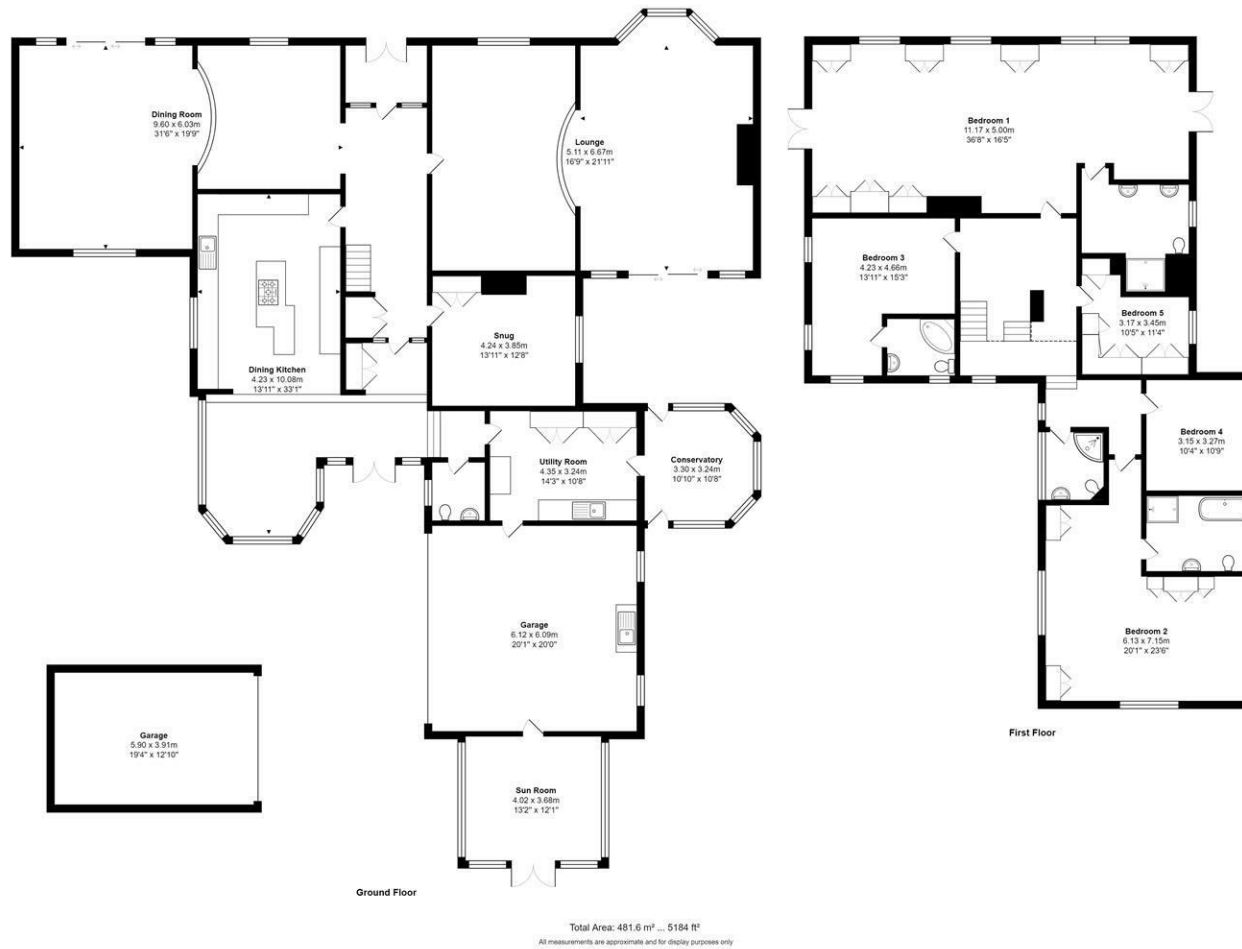
## LOCATION

Wigton Lane is amongst the most exclusive residential addresses in Leeds, with a variety of substantial dwellings in close proximity. The property is ideally situated to provide easy access to a diverse range of local amenities and denominations of schools including the acclaimed 'Grammar School at Leeds', being within walking distance. Roundhay Park, one of the biggest city parks in Europe, is within close proximity and a short drive will lead you to Harewood House and the spa town of Harrogate being only a relatively short drive away (11 miles approximately). Nearby sporting facilities include the David Lloyd Centre and championship golf courses are quite literally on the doorstep. Leeds Bradford Airport is distanced approximately 20 minutes away as is Leeds City Centre with multiple transport connections.

## VIEWINGS

Whilst viewings are warmly welcomed, they are strictly by prior appointment with Stoneacre Properties.





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