



Sladebrook House

8 High Street, Laughton



Blenheim
Park Estates



A Cleverly Designed Five Bedroomed
Detached Family Residence...





Sladebrook House

Welcome to Sladebrook House

Sladebrook House is positioned at the end of a private, quiet cul-de-sac and is a cleverly designed stone-built home that was constructed in 2019 with a high-quality finish. This outstanding five bedroomed residence enjoys stunning, far reaching panoramic views to the rear, which stretch across open countryside.

The highly impressive feature of the home is the exceptionally spacious open plan living kitchen with a high, vaulted ceiling and full-height glazing to the gable end that provides a wonderful vantage point of the views. The immediate area of the space is the hand-crafted breakfast kitchen that incorporates quartz work surfaces and a large central island with seating for multiple chairs. There is also a sizeable living area and a fabulous dining area, both of which connect through bi-folding doors to the rear garden. Just off the living kitchen is a staircase leading to a versatile playroom.

There is under floor heating across the entirety of the ground floor and there are also two additional reception rooms that offer generously proportioned spaces for everyday family living. On the first and second floors, there is a sumptuous master bedroom with an en-suite bathroom, whilst the four other bedrooms are all doubles and two of them are serviced by a Jack-and-Jill en-suite. Also on the second floor is a family bathroom, making this particular floor ideal for guests or teenagers.

The enviable plot in which Sladebrook House stands contains a gravelled driveway to the front of the house with parking for several vehicles, plus an integral double garage. To the rear of the home, there is a landscaped, enclosed garden that stretches the width of the plot and comprises various seating areas and lawns. The garden is situated in an elevated position above open countryside, allowing a wonderful backdrop to the garden and home.

Sladebrook House is located in the charming village of Laughton-en-le-Morthen where there is a good selection of schooling. From the cul-de-sac, access can be gained to a public footpath that runs through the surrounding countryside and links with the historic site of Roche Abbey. Within a short drive there are additional amenities in Brookhouse, which include a public house, farm shop and Brookhouse Cricket Club. In addition, there is a secondary school located at Dinnington where you can also find restaurants, cafes and supermarkets. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

The property briefly comprises on the ground floor: Entrance hall, lounge, WC, office, living kitchen, utility room and integral double garage.

On the first floor: Galleried landing, master bedroom, master en-suite, bedroom 2, bedroom 2 walk-in wardrobe, Jack-and-Jill en-suite, bedroom 3 and playroom.

On the second floor: Landing, bedroom 4, bedroom 5 and family bathroom.

Ground Floor

A heavy hardwood door with matching double glazed side panels opens to the:

Entrance Hall

Providing a warm welcome to the home with recessed lighting, partially panelled walls and tiled flooring with under floor heating. Hardwood doors open to the lounge, WC and office. Double hardwood doors with glazed panels also open to the living kitchen.

Lounge

25'1 x 13'9 (7.65m x 4.19m)

A spacious reception room with a feature decorative fireplace that incorporates a sandstone mantel, surround and hearth. Also having front and side facing UPVC double glazed windows, recessed lighting, pendant light points, data point and under floor heating. Double UPVC doors with double glazed panels and matching side panels open to the rear garden.

Living Kitchen

42'1 x 19'11 (12.83m x 6.07m)

Presenting an impressive space with a high, vaulted ceiling and being thoughtfully designed to accommodate for everyday family living and entertaining family and friends.



An Impressive & Expansive
Open Plan Living Kitchen...



Breakfast Kitchen

A hand-crafted breakfast kitchen with Velux roof windows, a side facing UPVC double glazed window, recessed lighting, pendant light point, wall mounted light points and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, upstands and a 2.0 bowl Belfast sink with a chrome mixer tap. Also having a large central island that provides breakfast seating for six chairs, additional storage and a matching quartz work surface. Sitting beneath a mirrored splash back is the Rangemaster range cooker with a six-ring gas hob, two ovens, grill, warming drawer and an extractor fan above. The appliances also include a Hotpoint fan assisted oven, Hotpoint microwave oven and dishwasher. There is space/provision for an American style fridge/freezer. Hardwood doors open to the utility room and integral double garage. Access can be gained to the living and dining areas.



A Hand-Crafted Breakfast Kitchen
with a Large Central Island



Living Area

A bright and airy living area with full-height UPVC double glazed panels overlooking the views. Also having recessed lighting, a data point and tiled flooring with under floor heating. The focal point of the room is the decorative fireplace with a sandstone mantel, surround and hearth. Bi-fold aluminium doors with double glazed panels open to the rear garden.



A Bright Living Area which Enjoys
Floor-to-Ceiling Glazing & Views





Constructed in 2019 to a High Quality Finish and Being Situated on a Quiet Cul-De-Sac



Dining Area

13'7 x 13'6 (4.14m x 4.11m)

A fabulous dining area with recessed lighting, a pendant light point, partially panelled walls and tiled flooring with under floor heating. Bi-fold aluminium doors with double glazed panels open to the rear garden.



Lounge

25'1 x 13'9 (7.65m x 4.19m)

A spacious reception room with a feature decorative fireplace that incorporates a sandstone mantel, surround and hearth. Also having front and side facing UPVC double glazed windows, recessed lighting, pendant light points, data point and under floor heating. Double UPVC doors with double glazed panels and matching side panels open to the rear garden.



WC

Having recessed lighting, an extractor fan and tiled flooring with under floor heating. There's a suite in white, which comprises of a high-cistern Burlington WC and a pedestal Savoy wash hand basin with a Tavistock chrome mixer tap.

Office

12'8 x 12'0 (3.86m x 3.66m)

Having recessed lighting, a telephone point, data points and under floor heating. Double UPVC doors with double glazed panels open to the rear garden.

Living Kitchen

42'1 x 19'11 (12.83m x 6.07m)

Presenting an impressive space with a high, vaulted ceiling and being thoughtfully designed to accommodate for everyday family living and entertaining family and friends.

Breakfast Kitchen

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Utility Room

Having a front facing UPVC double glazed window, recessed lighting, an extractor fan and tiled flooring with under floor heating. There is a range of fitted wall units and a quartz work surface with an upstand and space/plumbing beneath for an automatic washing machine. Double timber doors open to a storage cupboard with a recessed light point and housing the Vaillant boiler and Main unvented hot water cylinder.

Integral Double Garage

25'10 x 19'8 (7.87m x 5.99m)

Having an up-and-over electric door, light, power and hot and cold water taps. A timber door opens to the right side of the property.

From the breakfast kitchen, the space flows directly into the living area.

Living Area

A bright and airy living area with full-height UPVC double glazed panels overlooking the views. Also having recessed lighting, a data point and tiled flooring with under floor heating. The focal point of the room is the decorative fireplace with a sandstone mantel, surround and hearth. Bi-fold aluminium doors with double glazed panels open to the rear garden.

Dining Area

13'7 x 13'6 (4.14m x 4.11m)

A fabulous dining area with recessed lighting, a pendant light point, partially panelled walls and tiled flooring with under floor heating. Bi-fold aluminium doors with double glazed panels open to the rear garden.

From the living kitchen, a staircase with a timber hand rail rises to the:

First Floor

Landing

Having a recessed light point and a timber door opening to the playroom.

Playroom

23'6 x 15'5 (7.16m x 4.70m)

A versatile room which is currently being utilised as a playroom, but would suit a variety of uses. Having Velux roof windows, a front facing UPVC double glazed window, recessed lighting, central heating radiators and a data point.

Ground Floor Continued

From the entrance hall, a timber staircase with a hand rail, balustrading and partially panelled walls rises to the:

First Floor

Galleried Landing

Having a front facing UPVC double glazed window, recessed lighting, pendant light point, partially panelled walls and a central heating radiator. Hardwood doors open to the master bedroom, bedroom 2 and bedroom 3.

Master Bedroom

18'1 x 13'6 (5.51m x 4.11m)

A luxurious master bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light points, central heating radiator and a data point. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. A hardwood door opens to the master en-suite.

Master En-Suite

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a vanity unit, incorporating a marble work surface, two wash hand basins with chrome mixer taps and storage beneath. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed shelf and a glazed screen.



Master Bedroom
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A Sumptuous Master
Bedroom Suite...



Master En-Suite

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a vanity unit, incorporating a marble work surface, two wash hand basins with chrome mixer taps and storage beneath. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed shelf and a glazed screen.



Jack-and-Jill En-Suite

A superb en-suite bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, two chrome heated towel rails and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Hardwood doors open to bedroom 2 and bedroom 3.



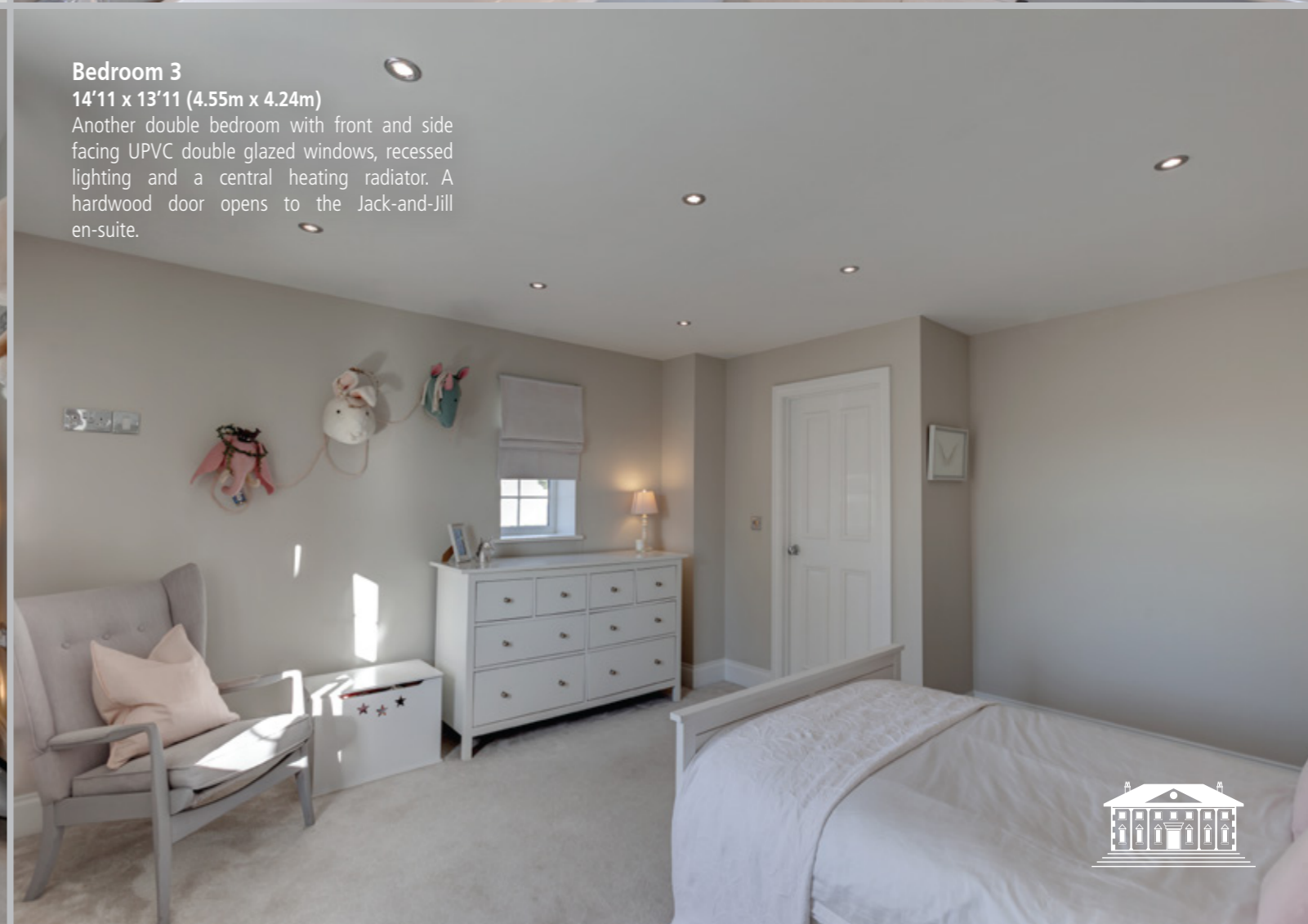
Bedroom 2 17'3 x 12'9 (5.26m x 3.89m)

A sizeable double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a data point. An opening gives access to the bedroom 2 walk-in wardrobe. A hardwood door also opens to the Jack-and-Jill en-suite.



Bedroom 3 14'11 x 13'11 (4.55m x 4.24m)

Another double bedroom with front and side facing UPVC double glazed windows, recessed lighting and a central heating radiator. A hardwood door opens to the Jack-and-Jill en-suite.





Sladebrook House

Positioned on the Cusp of Open Countryside with Stunning Far-Reaching Views and Convenient Access to Local Walks

Bedroom 4

15'4 x 14'11 (4.67m x 4.55m)

A generously sized double bedroom with Velux roof windows, recessed lighting, central heating radiator, data point and eaves storage.



Bedroom 2

17'3 x 12'9 (5.26m x 3.89m)

A sizeable double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a data point. An opening gives access to the bedroom 2 walk-in wardrobe. A hardwood door also opens to the Jack-and-Jill en-suite.

Bedroom 2 Walk-in Wardrobe

Having recessed lighting and a central heating radiator.

Jack-and-Jill En-Suite

A superb en-suite bathroom with a rear facing UPVC double glazed window, a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, two chrome heated towel rails and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Hardwood doors open to bedroom 2 and bedroom 3.

Bedroom 3

14'11 x 13'11 (4.55m x 4.24m)

Another double bedroom with front and side facing UPVC double glazed windows, recessed lighting and a central heating radiator. A hardwood door opens to the Jack-and-Jill en-suite.

From the first floor galleried landing, the staircase rises to the:

Second Floor

Landing

Having Velux roof windows, recessed lighting, central heating radiator and eaves storage. Hardwood doors open to bedroom 4, bedroom 5 and the family bathroom.

Bedroom 4

15'4 x 14'11 (4.67m x 4.55m)

A generously sized double bedroom with Velux roof windows, recessed lighting, central heating radiator, data point and eaves storage.

Bedroom 5

14'11 x 14'0 (4.55m x 4.27m)

Having Velux roof windows, recessed lighting and a central heating radiator.

Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

Sladebrook House is set back from High Street within a private cul-de-sac. To the front of the property, there's a gravelled driveway with planted borders, a raised planted border and exterior lighting. Access can be gained to the main entrance door and integral double garage.

From the driveway, a timber gate opens to the left side of the property, where there is a gravelled path with exterior lighting, which leads to the rear.

To the rear of the property, there is a gravelled path with exterior lighting and access can be gained to the lounge and office. Beyond the path, there is a garden that is mainly laid to lawn and wraps around to the left side of the house. Set within the lawn are two stone flagged terraces and stepping stones that lead to a composite decked terrace with exterior lighting, up-lighters and an external power point. From the decking, access can be gained to the living area and dining area. From the main garden, stone steps lead down to a smaller lawned area with planted borders and access can be gained to the right side of the property. The garden is fully enclosed by stone walling and fencing.

To the right side of the property, there is a gravelled path with exterior lighting, an external power point and a water tap. Access can be gained to the rear of the property and to the integral double garage. Timber steps rise at the side of the garage and provide access to the front of the property.



Bedroom 5

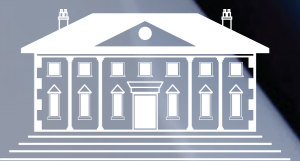
14'11 x 14'0 (4.55m x 4.27m)

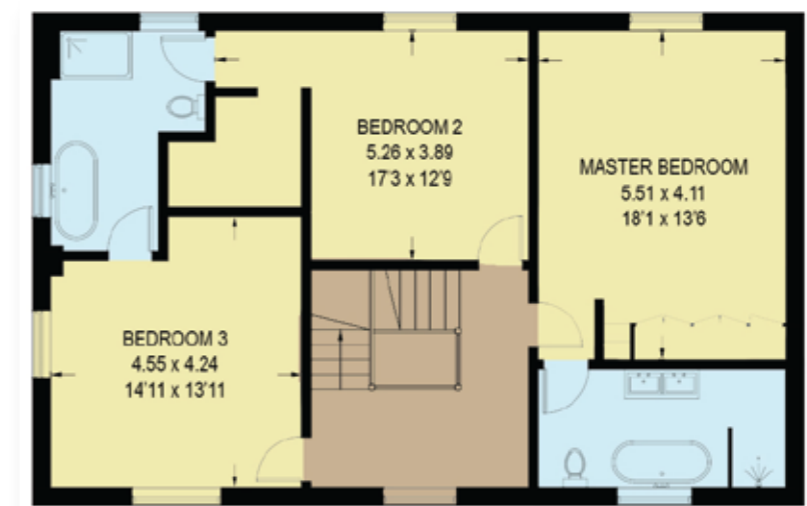
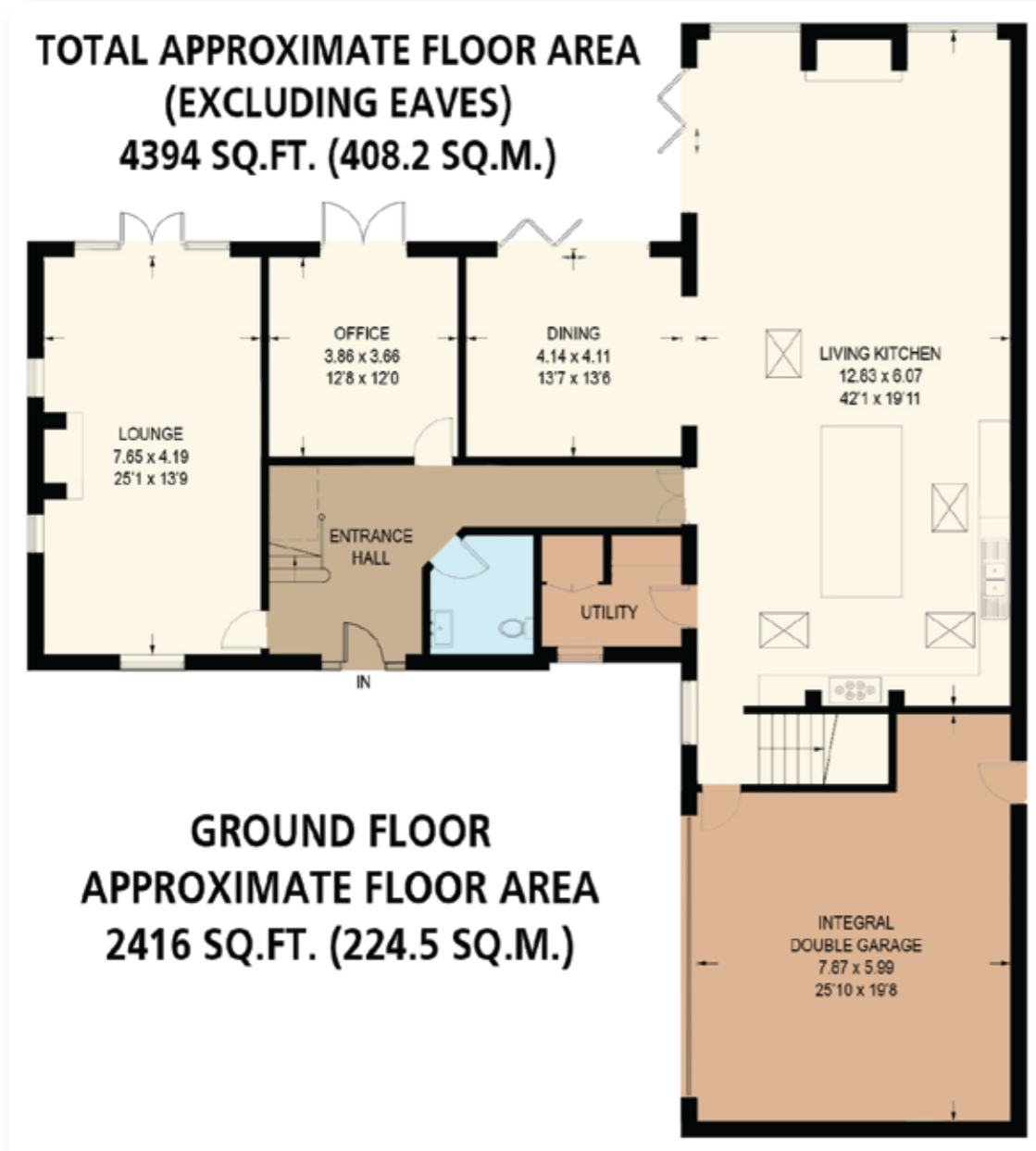
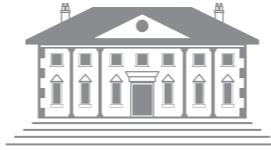
Having Velux roof windows, recessed lighting and a central heating radiator.



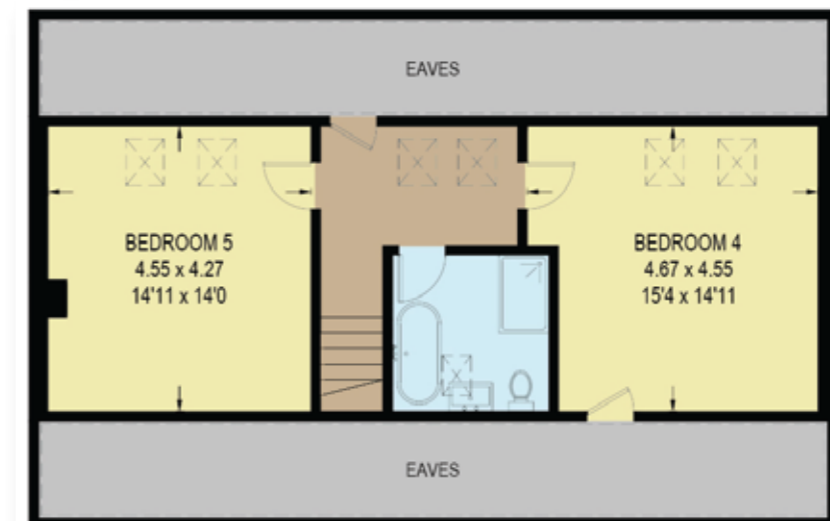
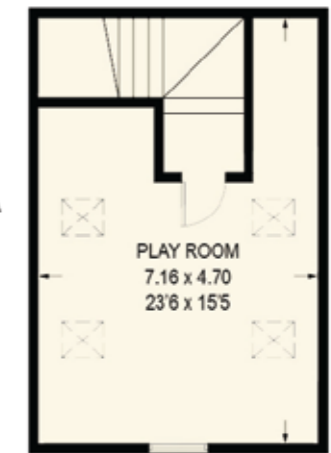
Family Bathroom

Having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level Vitra WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.





**FIRST FLOOR
APPROXIMATE FLOOR AREA
(INCLUDING PLAYROOM)
1375 SQ.FT. (127.7 SQ.M.)**



**SECOND FLOOR
APPROXIMATE FLOOR AREA
603 SQ.FT. (56.0 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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To the right side of the property, there is a gravelled path with exterior lighting, an external power point and a water tap. Access can be gained to the rear of the property and to the integral double garage. Timber steps rise at the side of the garage and provide access to the front of the property.





Fabulous Landscaped Gardens
with a Backdrop of Countryside



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Sladebrook House

8 High Street, Laughton,

Sheffield, South Yorkshire S25 1YF

Offers in the Region of £955,000