



## Oak Tree Cottage

Coach Road, Wentworth



**Blenheim**  
Park Estates





### Exterior and Gardens

Oak Tree Cottage sits on a corner plot and to the front there is a block paved driveway that provides parking for two vehicles. To either side of the driveway, there are lawned areas with mature trees and ornamental shrubs. One of the lawns houses the underground Calor LPG Gas tank. The driveway also has a water tap and an external power point. Access can be gained to an entrance canopy, which leads to the main entrance door and has exterior lighting.

A lane that is owned by a neighbouring property with a right of access for Oak Tree Cottage leads to electric gates, which open to the rear of the property.

A Stunning Six Bedroomed Detached  
Residence in a Tranquil Setting...







## Welcome to Oak Tree Cottage

Surrounded by countryside and situated on a private road in the Fitzwilliam Wentworth Estate, Oak Tree Cottage is a six bedroomed home offering substantial family accommodation in a beautifully tranquil setting. Enjoyable throughout the property and its gardens are panoramic, far-reaching views, adding another impressive element to this outstanding residence.

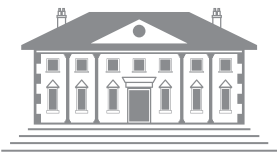


Oak Tree Cottage sits in a small hamlet of just three properties, historically known as Spittal Houses, which is carved into a millstone at the hamlets entrance. This stunning residence is set over three floors and has the benefit of a versatile layout, which contains two separate staircases, hallways and landings, creating different areas of the home that can be used independently or together.

The heart of the home is the breakfast kitchen, which seamlessly connects with the living/dining room. Boasting a clean, contemporary design, the breakfast kitchen is by Karl Benz and incorporates a large central island with seating and high-quality integrated appliances. The living/dining room is a wonderful space to dine and relax, featuring a vaulted ceiling and two sets of patio doors opening to the rear courtyard. A characterful sitting room with an Inglenook fireplace is positioned adjacent to the breakfast kitchen and links to a hallway that leads to a large formal lounge and a family bathroom.

A sumptuous master bedroom, accompanied by a luxurious en-suite bathroom, is positioned on the first floor. In addition, there are two double bedrooms that share a Jack-and-Jill en-suite, fifth bedroom that is currently used as a snug and a sixth bedroom/study. Well-suited for guests, a teenager or relatives, the second floor is home to a fabulous bedroom suite that is bathed in natural light and is a superb vantage point for the views.

Standing in a striking, yet deceptive, manner from the road, Oak Tree Cottage has manicured lawns to the front and a driveway providing parking for two vehicles. There is also an electric gated entrance to one side of the house, which opens to the rear of the property. Further parking for several vehicles is provided by a rear courtyard and allows access to the integral triple garage/workshop.



## Nestled within the Fitzwilliam Wentworth Estate on a Private Road, Oak Tree Cottage is an Outstanding Family Residence that Enjoys Beautiful Countryside Views

Above the garage, there is a useful office, that provides the flexibility to work from home, away from the main living areas. Set to one side of the courtyard is a pleasant lawned garden and patio. Established trees, ornamental planting and pretty flowers make this a serene place to bask in the peaceful environment.

One of the things that makes Oak Tree Cottage so unique is its ability to offer the feel of a country lifestyle, whilst still being extremely well connected to conveniences. Step out of the front door and you are straight onto the TransPennine trail, taking you on lovely walks through local countryside. The property is within walking distance to Wentworth village, which contains Wentworth Garden Centre, shops, a tearoom and public houses. Also, within a pleasant walk or short drive is the renowned, stately home: Wentworth Woodhouse and its extensive grounds. Other amenities can be found in the surrounding localities, such as Elsecar, Chapeltown and Thorpe Hesley. The property is well placed for the M1 motorway network, state and public schooling and Chapeltown train station for journeys to Barnsley and Sheffield, facilitating onward journeys to Manchester, London, Nottingham, Wakefield and Huddersfield.

**The property briefly comprises on the ground floor:** Entrance hall, living/dining room, utility room, WC, pantry cupboard, integral triple garage/workshop, breakfast kitchen, sitting room, hallway, family bathroom and formal lounge.

**On the first floor:** Main landing, master en-suite, master bedroom, storage cupboard, bedroom 5/snug, bedroom 6/study, boiler cupboard, store, secondary landing, bedroom 3, Jack-and-Jill en-suite and bedroom 4. Office above the garage.

**On the second floor:** Bedroom 2 and bedroom 2 en-suite.

### Ground Floor

A composite door with a double glazed obscured panel and a matching side panel opens to the:

### Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point, central heating radiator and a telephone point. An opening gives access to the living/dining room and a glazed door opens to the breakfast kitchen.

### Living/Dining Room

26'11 x 21'6 (8.20m x 6.55m)

A bright and spacious reception room with space for relaxing and dining. Having a front facing UPVC double glazed oriel bay window, partially vaulted ceiling, partially coved ceiling and Velux roof windows. Also having recessed lighting, pendant light points, central heating radiators, telephone point and a TV/aerial point. A timber door opens to the utility room and a wide opening gives access to the breakfast kitchen. Two sets of double UPVC doors with double glazed panels open to the rear of the property.

### Utility Room

Having recessed lighting, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs, wine cooler and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for an automatic washing machine and a tumble dryer. Timber doors open to the WC, pantry cupboard and integral triple garage/workshop.

### WC

Being fully tiled and having recessed lighting. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps.

### Pantry Cupboard

Having a flush light point and fitted shelving.

### Integral Triple Garage/Workshop

46'7 x 18'1 (14.19m x 5.50m)

Having three up-and-over electric doors, side facing UPVC double glazed panels, light and power. A timber door opens to the utility room and a further timber door opens to a staircase with a timber hand rail, which rises to an office above the garage. There is also a door that opens to the rear of the property.

### First Floor

### Office

20'4 x 16'5 (6.20m x 5.00m)

A useful office that provides the opportunity to work from home in a space that is separate to the main living areas. Having front and rear facing UPVC double glazed windows, flush light points, wall mounted light points, recessed lighting, an electric heater and data points. Access can be gained to a loft space.

### Breakfast Kitchen

26'3 x 17'10 (8.00m x 5.44m)

A contemporary breakfast kitchen by Karl Benz, presenting a clean and functional space for everyday family living. Having front and side facing UPVC double glazed windows, pendant light points, recessed lighting, central heating radiators, provision for a wall mounted television and tiled flooring. There is a range of fitted base and wall units, incorporating a matching Silestone work surface and an inset 2.0 bowl Blanco sink with a Forious chrome mixer tap. Also having a central island that has a matching Silestone work surface and a round oak table provides seating for three chairs. The integrated appliances are of a high-quality and include a Barazza three-ring gas hob with a Falmec concealed extractor fan above, two Miele fan assisted ovens, Miele compact oven, Miele steam oven, a Miele dishwasher and a Samsung fridge/freezer. A wide opening gives access to the living/dining room and double glazed doors open to the sitting room.





**Living/Dining Room**  
26'11 x 21'6 (8.20m x 6.55m)

A bright and spacious reception room with space for relaxing and dining. Having a front facing UPVC double glazed oriel bay window, partially vaulted ceiling, partially covered ceiling and Velux roof windows. Also having recessed lighting, pendant light points, central heating radiators, telephone point and a TV/aerial point. A timber door opens to the utility room and a wide opening gives access to the breakfast kitchen. Two sets of double UPVC doors with double glazed panels open to the rear of the property.



A Bright & Airy  
Living/Dining Room







**Breakfast Kitchen**  
26'3 x 17'10 (8.00m x 5.44m)

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**Sitting Room**  
17'2 x 16'6 (5.24m x 5.03m)

A beautiful reception room with a side facing timber double glazed bay window, exposed timber beams, wall mounted light points, central heating radiator and a TV/aerial point. The focal point of the room is the Inglenook fireplace that houses a log burner with an oak beam above, a brick surround and a stone hearth. A timber door opens to the hallway.











**Formal Lounge**  
28'0 x 20'3 (8.54m x 6.18m)

A stylishly decorated and exceptionally spacious lounge that is a perfect occasional room or larger everyday reception room. Having a side facing UPVC double glazed oriel bay window, rear facing UPVC double glazed arched windows, coffered ceiling, flush light points, central heating radiator and engineered timber flooring. The focal point of the room is the Chesney's fireplace that has a chimney that is ready-lined for a log burner or open fire. The fireplace features a limestone mantel and a granite hearth. Bi-folding doors with double glazed panels open to the rear courtyard.



**Family Bathroom**

Being fully tiled and having a side facing UPVC double glazed obscured window, coved ceiling, recessed lighting and a central heating radiator with a towel rail. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a wall mounted 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 is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.







Oak Tree Cottage

## Oak Tree Cottage Sits within a Small Hamlet of Just Three Properties and Boasts Substantial Accommodation

### Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point, central heating radiator and a telephone point. An opening gives access to the living/dining room and a glazed door opens to the breakfast kitchen.



### Sitting Room

17'2 x 16'6 (5.24m x 5.03m)

A beautiful reception room with a side facing timber double glazed bay window, exposed timber beams, wall mounted light points, central heating radiator and a TV/aerial point. The focal point of the room is the Inglenook fireplace that houses a log burner with an oak beam above, a brick surround and a stone hearth. A timber door opens to the hallway.

### Hallway

Having a side facing UPVC double glazed window, coved ceiling, wall mounted light point and a central heating radiator. Timber doors open to the family bathroom and formal lounge. A staircase with a timber hand rail rises to a secondary landing on the first floor.

### Family Bathroom

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### Formal Lounge

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From the entrance hall, a staircase with a timber hand rail, balustrading and a wall cutout looking over the living/dining room rises to the:

### First Floor

#### Main Landing

A spacious landing with a front facing UPVC double glazed window, rear facing UPVC double glazed panels, flush light points, wall mounted light point and central heating radiators. Timber doors open to the master bedroom suite, storage cupboard, bedroom 6/study and bedroom 5/snug.

#### Master Bedroom Suite

#### Master En-Suite

A luxurious en-suite bathroom that is fully tiled and has under floor

heating. Having a rear facing UPVC double glazed obscured window, recessed lighting, chrome heated towel rail and recessed shelving. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and two wall mounted wash hand basins with waterfall chrome mixer taps, storage beneath and illuminated vanity mirrors above. Also having a freestanding bath with a waterfall chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a recessed shelf, a fitted Demm rain head shower, an additional hand shower facility and an obscured glazed screen. A wide opening gives access to the master bedroom.

#### Master Bedroom

20'4 x 19'4 (6.20m x 5.90m)

A sumptuous and sizeable master bedroom with rear facing UPVC double glazed windows, flush light point, recessed lighting, central heating radiators and a TV/aerial point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

#### Storage Cupboard

Having shelving.

#### Bedroom 6/Study

12'3 x 7'11 (3.73m x 2.41m)

Currently used as a study but could also be a useful nursery or child's bedroom. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

#### Bedroom 5/Snug

26'2 x 16'5 (7.98m x 5.00m)

A wonderful room that is presently used as a snug but would make a spacious double bedroom if desired. Having Velux roof windows, flush light points, central heating radiators, TV/aerial point and timber effect flooring. Timber doors open to the boiler cupboard, store and secondary landing. Access can also be gained to a loft space.

#### Boiler Cupboard

18'1 x 6'1 (5.50m x 1.86m)

Having a flush light point and housing the Worcester boiler and Gledhill hot water cylinder.

#### Store

Having a strip light point and timber effect flooring.

#### Secondary Landing

A galleried landing that leads down to a hallway on the ground floor. Having a Velux roof window, side facing UPVC double glazed window, coved ceiling, flush light point, wall mounted light point and central heating radiators. Timber doors open to bedroom 5/snug, bedroom 3, bedroom 4 and to a staircase which rises to bedroom 2 on the second floor.

### Main Landing

A spacious landing with a front facing UPVC double glazed window, rear facing UPVC double glazed panels, flush light points, wall mounted light point and central heating radiators. Timber doors open to the master bedroom suite, storage cupboard, bedroom 6/study and bedroom 5/snug.







### Master En-Suite

A luxurious en-suite bathroom that is fully tiled and has under floor heating. Having a rear facing UPVC double glazed obscured window, recessed lighting, chrome heated towel rail and recessed shelving. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and two wall mounted wash hand basins with waterfall chrome mixer taps, storage beneath and illuminated vanity mirrors above. Also having a freestanding bath with a waterfall chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a recessed shelf, a fitted Demm rain head shower, an additional hand shower facility and an obscured glazed screen. A wide opening gives access to the master bedroom.

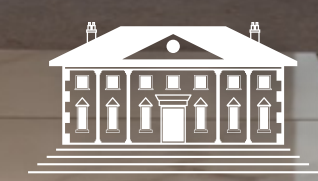


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**Bedroom 3**  
20'5 x 13'1 (6.23m x 4.00m)

A generously-sized double bedroom that enjoys views over farmland and beyond. Having front and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short hanging and shelving. A timber door opens to the Jack-and-Jill en-suite.



**Secondary Landing**

A galleried landing that leads down to a hallway on the ground floor. Having a Velux roof window, side facing UPVC double glazed window, coved ceiling, flush light point, wall mounted light point and central heating radiators. Timber doors open to bedroom 5/snug, bedroom 3, bedroom 4 and to a staircase which rises to bedroom 2 on the second floor.



**Bedroom 4**  
13'11 x 9'6 (4.23m x 2.90m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. A timber door opens to the Jack-and-Jill en-suite. There is also a useful built-in storage cupboard.







**Bedroom 2**  
20'6 x 17'7 (6.26m x 5.37m)

A stunning bedroom suite that is bathed in natural light and is ideal for guests, a teenager or relatives. Having Velux roof windows that showcase the wonderful views, exposed timber beams, recessed lighting, wall mounted light points, Dimplex electric heaters and a TV/aerial point. A sliding glazed door opens to the bedroom 2 en-suite. Access can also be gained to a loft space.

**Bedroom 2 En-Suite**

A modern en-suite shower room that is fully tiled. Having an exposed timber beam, recessed lighting, extractor fan, recessed shelving and a heated towel rail. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a Roca wash hand basin with a HR chrome mixer tap, vanity mirror above and storage beneath. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted tower shower panel that incorporates a rain head shower, body jets and a hand shower facility.

A Well-Proportioned Bedroom Suite, Ideal for Guests...







Oak Tree Cottage

## Offering a Country Lifestyle, Whilst Still Being Extremely Well Connected to Conveniences and Transport Links, such as the M1 Motorway Network

### Bedroom 3

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### Jack-and-Jill En-Suite

Being fully tiled and having a rear facing UPVC double glazed window, coved ceiling, recessed lighting, chrome heated towel rail and a mirrored storage cabinet. There is a suite in white, which comprises of a Vitra low-level WC and a Roca wash hand basin with a HR chrome mixer tap and storage beneath. To one wall, there is a panelled spa bath with a fitted shower and a glazed screen. Timber doors open to bedroom 3 and bedroom 4.

### Bedroom 4

13'11 x 9'6 (4.23m x 2.90m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. A timber door opens to the Jack-and-Jill en-suite. There is also a useful built-in storage cupboard.

From the secondary landing, a timber door opens to a staircase with a timber hand rail and aluminium balustrading which rises to the:

### Second Floor

### Bedroom 2

20'6 x 17'7 (6.26m x 5.37m)

A stunning bedroom suite that is bathed in natural light and is ideal for guests, a teenager or relatives. Having Velux roof windows that showcase the wonderful views, exposed timber beams, recessed lighting, wall mounted light points, Dimplex electric heaters and a TV/aerial point. A sliding glazed door opens to the bedroom 2 en-suite. Access can also be gained to a loft space.

### Bedroom 2 En-Suite

A modern en-suite shower room that is fully tiled. Having an exposed timber beam, recessed lighting, extractor fan, recessed shelving and a heated towel rail. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a Roca wash hand basin with a HR chrome mixer tap, vanity mirror above and storage beneath. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted tower shower panel that incorporates a rain head shower, body jets and a hand shower facility.

### Exterior and Gardens

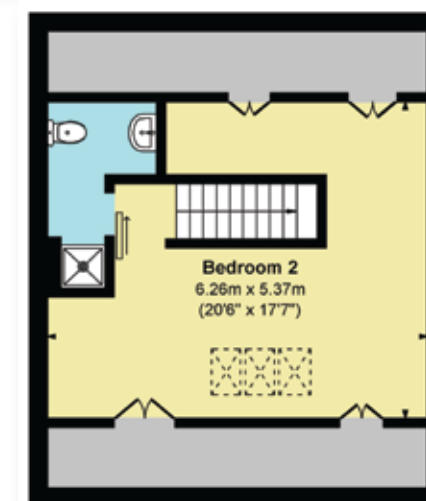
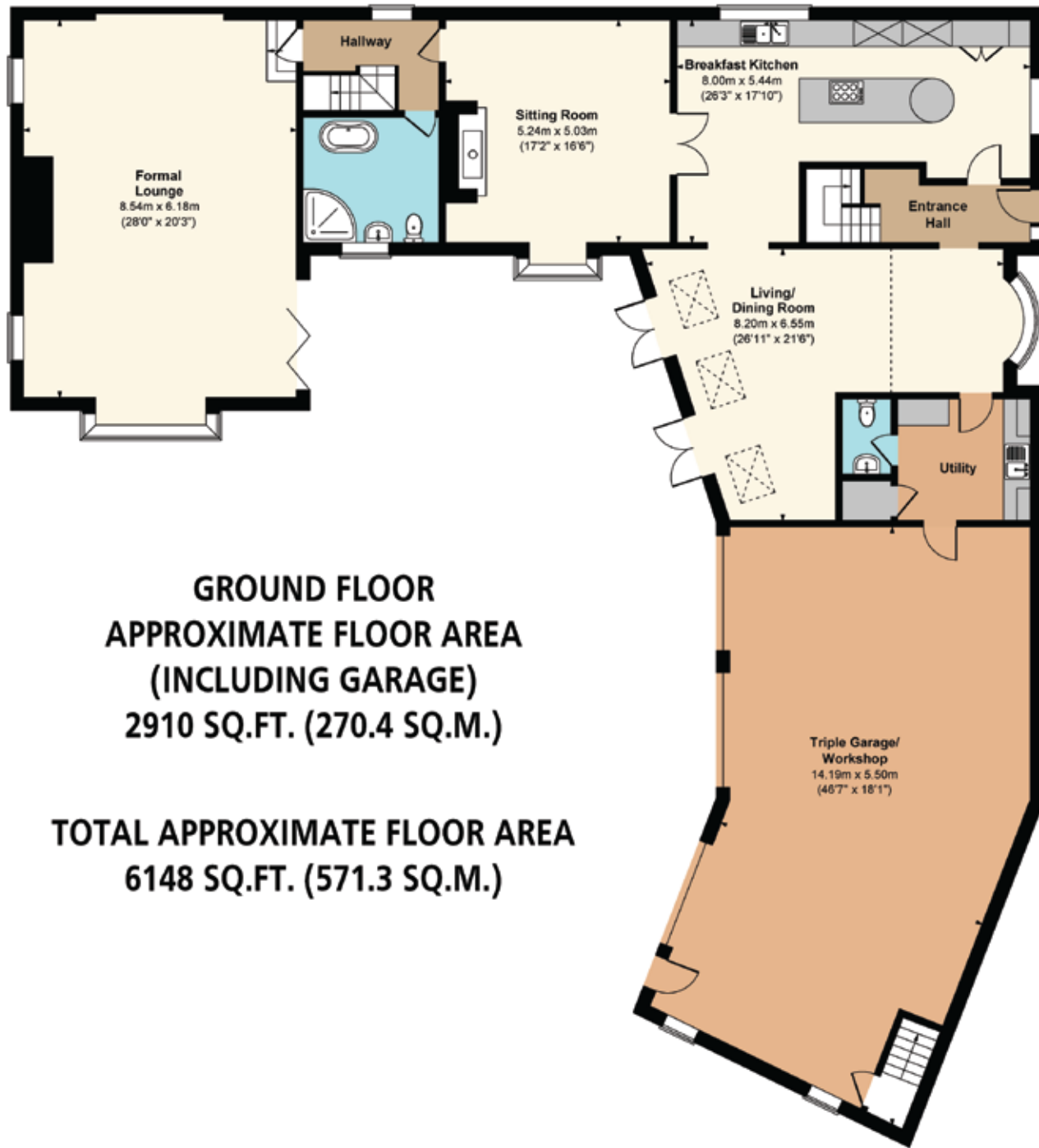
Oak Tree Cottage sits on a corner plot and to the front there is a block paved driveway that provides parking for two vehicles. To either side of the driveway, there are lawned areas with mature trees and ornamental shrubs. One of the lawns houses the underground Calor LPG Gas tank. The driveway also has a water tap and an external power point. Access can be gained to an entrance canopy, which leads to the main entrance door and has exterior lighting.

A lane that is owned by a neighbouring property with a right of access for Oak Tree Cottage leads to electric gates, which open to the rear of the property.

To the rear of the property, there is a large tarmacked driveway leading to a courtyard, both areas provide parking for several vehicles and have exterior lighting. There is also a lawned area and a gravelled parking area for two cars adjacent to the driveway. Access can be gained to the formal lounge, living/dining room and integral triple garage/workshop. Next to the driveway is a pleasant lawned garden with a raised stone planter, which contains a mature tree, shrubs and flowers. The garden also has a stone flagged path, leading from the driveway, that is flanked by ornamental box hedging and has a planted border to one side with a mature tree and a water feature. The path continues to a stone flagged patio that is set to one corner of the garden and has a timber pergola with an external power point. A timber pedestrian gate opens to the lane at the side of the property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	40 E	
21-38	F		
1-20	G		





### Exterior and Gardens Continued

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Offering Ample Off-Road Parking  
and a Triple Garage/Workshop







Pleasant Gardens that Overlook the Views,  
Presenting the Perfect Place to Relax...





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains electric and mains water. There is an LPG gas tank and the drainage is connected to a soakaway. The broadband is fibre and the mobile signal quality is good.

**Rights of Access/Shared Access:** Oak Tree Cottage has a right of access down the lane at the side of the house, which is owned by a neighbouring property. There are no rights of access across the private land of Oak Tree Cottage.

**Covenants/Easements/Wayleaves/Flood Risk:** None, and the flood risk is very low.

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.



**Oak Tree Cottage**

Coach Road, Wentworth, Rotherham,

South Yorkshire S62 7UA

**Offers in the Region of £1,175,000**