



Green Wood
Cowley Lane, Holmesfield



Exterior and Gardens

From Cowley Lane, a shared access road leads to electric wrought iron gates, which open to Green Wood. To the front of the property, there is a block paved turning circle, which provides parking for several vehicles and has central ornamental box hedging and a mature tree. Access can be gained to the double garage.

Double Garage

Having an electric roller shutter door, light, power and fitted base and wall units with a matching work surface. Access can be gained to a loft space. An opening gives access to a store with light, power and a timber entrance door.

To the right side of the driveway, there is an immaculately maintained garden that is laid to lawn and bordered by mature trees and shrubs.

From the driveway, two block paved paths lead to a stone flagged path that runs along the front elevation with exterior lighting and mature trees/shrubs. Access can be gained to the main entrance door and the breakfast kitchen.

An Outstanding Four Bedroomed Home,
Nestled Amongst Private Woodland





Green Wood

Welcome to Green Wood

Green Wood is nestled within approximately 5.6 acres of picturesque grounds, featuring around one acre of exquisitely landscaped gardens and four acres of serene woodland that ensure privacy and seclusion in a stunning semi-rural setting.

This generously sized property takes full advantage of its idyllic location, offering lovely garden views from a spacious lounge, a modern breakfast kitchen, a dining room and a homely sitting room. One of the bedrooms is positioned on the ground floor, making it ideal for relatives or guests. An impressive entrance hall provides a warm welcome with its double-height ceiling and galleried landing above, which connects to three of the bedrooms, including a wonderful master suite.

The outdoor spaces of Green Wood are truly beautiful. All enclosed and populated by mature greenery, lush lawns wrap around three sides of the property and a large pond creates a haven for wildlife. Even the driveway is attractively designed to feature a block paved turning circle, centred around ornamental hedging with access to a detached double garage to one side.

Located in the charming village of Holmesfield, Green Wood enjoys convenient access to local amenities, including pubs, a primary school and a village hall. Countryside walks can be enjoyed from the doorstep with various public footpaths leading towards Dronfield, Millthorpe, Cartledge and Barlow. The nearby town of Dronfield provides additional facilities and transport links via Dronfield train station, and it's just a short drive to Sheffield, Chesterfield and the Peak District National Park where there is a range of outdoor activities.

The property briefly comprises of on the ground floor: Entrance hall, lounge, under-stairs storage cupboard, bedroom 3, family bathroom, dining room, WC, breakfast kitchen, sitting room and utility room. Accessed externally is the detached double garage.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe, master en-suite, shower room, bedroom 2 and bedroom 4.

Ground Floor

A composite entrance door with a double glazed obscured panel opens to the:

Entrance Hall

Providing an impressive welcome with a double-height ceiling, front facing UPVC double glazed panels and a front facing UPVC double glazed circular panel. Also having a pendant light point, central heating radiator, telephone point and oak flooring. Oak doors open to the lounge, under-stairs storage cupboard, bedroom 3, family bathroom, dining room, WC and breakfast kitchen.

Lounge

26'3 x 25'2 (8.0m x 7.7m)

An exceptionally spacious lounge with front, rear and side facing UPVC double glazed windows, coved ceiling, recessed lighting, wall mounted light points and central heating radiators. The focal

point of the room is the log burner with an oak mantel, brick surround and stone hearth.

Under-Stairs Storage Cupboard

Having a flush light point and oak flooring.

Bedroom 3

13'2 x 10'6 (4.0m x 3.2m)

A double bedroom with rear and side facing UPVC double glazed windows, coved ceiling, pendant light point and a central heating radiator.

Family Bathroom

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, Zehnder heated towel rail, shaving point, illuminated vanity mirror and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. Also having a sunken bath with feature lighting and a Vitra chrome mixer tap. To one corner, there is a wet room style shower with a fitted Aqualisa rain head shower and a recessed illuminated shelf.

Dining Room

13'4 x 13'2 (4.1m x 4.0m)

Having a coved ceiling, recessed lighting, central heating radiator and oak flooring. Double UPVC doors with double glazed panels open to the rear of the property.

Entrance Hall

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An Impressive
Entrance Hall



26'3 x 25'2 (8.0m x 7.7m)



Dining Room
13'4 x 13'2 (4.1m x 4.0m)
Having a coved ceiling, recessed lighting, central heating radiator and oak flooring. Double UPVC doors with double glazed panels open to the rear of the property.





Breakfast Kitchen 17'9 x 15'9 (5.4m x 4.8m)

A large, modern breakfast kitchen which has a side facing UPVC double glazed window, recessed lighting and a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, splashbacks, under-counter lighting and an inset 1.5 bowl Blanco sink with a Blanco extendable chrome mixer tap. Also having a central island, providing additional storage and having a matching quartz work surface that provides breakfast seating for four chairs. Appliances include an Aga with two hot plates and two ovens, Fisher & Paykel four-ring induction hob with a Neff extractor fan above, Fisher & Paykel fan assisted oven, Neff microwave, Whirlpool dishwasher, Russell Hobbs wine cooler and a Neff fridge/freezer. Double UPVC doors with double glazed panels and matching windows/panels to either side open to the front of the property. Oak doors open to the sitting room and utility room.

A Wonderful Breakfast Kitchen
with Integrated Appliances





Sitting Room
15'9 x 14'2 (4.8m x 4.3m)

A homely reception room with rear and side facing UPVC double glazed windows, coved ceiling, recessed lighting, central heating radiator and a telephone point. The focal point of the room is the log burner with a stone surround and a hearth.



WC
Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, Zehnder heated towel rail and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.



Green Wood

Set within a Sizeable Plot of Approximately 5.6 Acres of Gardens, Grounds and Extensive Woodland

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Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, Zehnder heated towel rail and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.

Breakfast Kitchen
17'9 x 15'9 (5.4m x 4.8m)
A large, modern breakfast kitchen which has a side facing UPVC double glazed window, recessed lighting and a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, splashbacks, under-counter lighting and an inset 1.5 bowl Blanco sink with a Blanco extendable chrome mixer tap. Also having a central island, providing additional storage and having a matching quartz work surface that provides breakfast seating for four chairs. Appliances include an Aga with two hot plates and two ovens, Fisher & Paykel four-ring induction hob with a Neff extractor fan above, Fisher & Paykel assisted oven, Neff microwave, Whirlpool dishwasher, Russell Hobbs wine cooler and a Neff fridge/freezer. Double UPVC doors with double glazed panels and matching windows/panels to either side open to the front of the property. Oak doors open to the sitting room and utility room.

Sitting Room
15'9 x 14'2 (4.8m x 4.3m)
A homely reception room with rear and side facing UPVC double glazed windows, coved ceiling, recessed lighting, central heating radiator and a telephone point. The focal point of the room is the log burner with a stone surround and a hearth.

Utility Room
Having front and rear facing UPVC double glazed windows, recessed lighting, extractor fan, partially tiled walls, central heating radiator and timber effect flooring. There is a range of fitted base and wall units, incorporating a matching quartz work surface, upstands, tiled splash backs, under-counter lighting and an inset 1.5 bowl Blanco stainless steel sink with a Blanco extendable chrome mixer tap. A cupboard houses the hot water cylinder. There is space/provision for an automatic washing machine, tumble dryer and an American style fridge/freezer. To one corner, there is a dog shower/mud room area with a Gainsborough chrome mixer tap and a hand shower facility. A UPVC door with a double glazed obscured panel opens to the left side of the property. Access can also be gained to a loft space.

From the entrance hall, a staircase with an oak hand rail and balustrading rises to the:

Galleried Landing
Having Velux roof windows, recessed lighting and a central heating

radiator. There is also eaves storage with a light point. Oak doors open to the master bedroom, shower room, bedroom 2 and bedroom 4.

Master Bedroom
16'11 x 15'11 (5.2m x 4.9m)
A spacious master bedroom with a front facing UPVC double glazed window with a fitted window seat that has storage beneath. Also having a pendant light point, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside tables and a vanity table with drawers and an illuminated vanity mirror above. Oak doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe
Having recessed lighting, under floor heating and tiled flooring. There is a range of fitted furniture, incorporating open short/long hanging and shelving.

Master En-Suite
Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, Zehnder heated towel rail, recessed illuminated mirror, shaver point and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. To one wall, there is a wet room style shower with a fitted Aqualisa rain head shower and a recessed illuminated shelf.

Shower Room
A contemporary shower room which is fully tiled and has a Velux roof window, recessed lighting, extractor fan, Zehnder heated towel rail, illuminated vanity mirror/cabinet and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, a recessed illuminated shelf and a glazed screen.

Bedroom 2
21'7 x 15'11 (6.6m x 4.9m)
A wonderful, well-proportioned double bedroom with a Velux roof window, front facing UPVC double glazed window, pendant light point, wall mounted light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. There is also separate eaves storage with a light point.

Bedroom 4
13'9 x 11'0 (4.2m x 3.4m)
Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a fitted storage cupboard with shelving.

Family Bathroom

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, Zehnder heated towel rail, shaving point, illuminated vanity mirror and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. Also having a sunken bath with feature lighting and a Vitra chrome mixer tap. To one corner, there is a wet room style shower with a fitted Aqualisa rain head shower and a recessed illuminated shelf.



A Contemporary
Family Bathroom





Master Bedroom

16'11 x 15'11 (5.2m x 4.9m)

A spacious master bedroom with a front facing UPVC double glazed window with a fitted window seat that has storage beneath. Also having a pendant light point, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside tables and a vanity table with drawers and an illuminated vanity mirror above. Oak doors open to the master walk-in wardrobe and master en-suite.

A Fabulous Master
Bedroom Suite



Master En-Suite

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Bedroom 3

13'2 x 10'6 (4.0m x 3.2m)

A double bedroom with rear and side facing UPVC double glazed windows, coved ceiling, pendant light point and a central heating radiator.



Bedroom 2

21'7 x 15'11 (6.6m x 4.9m)

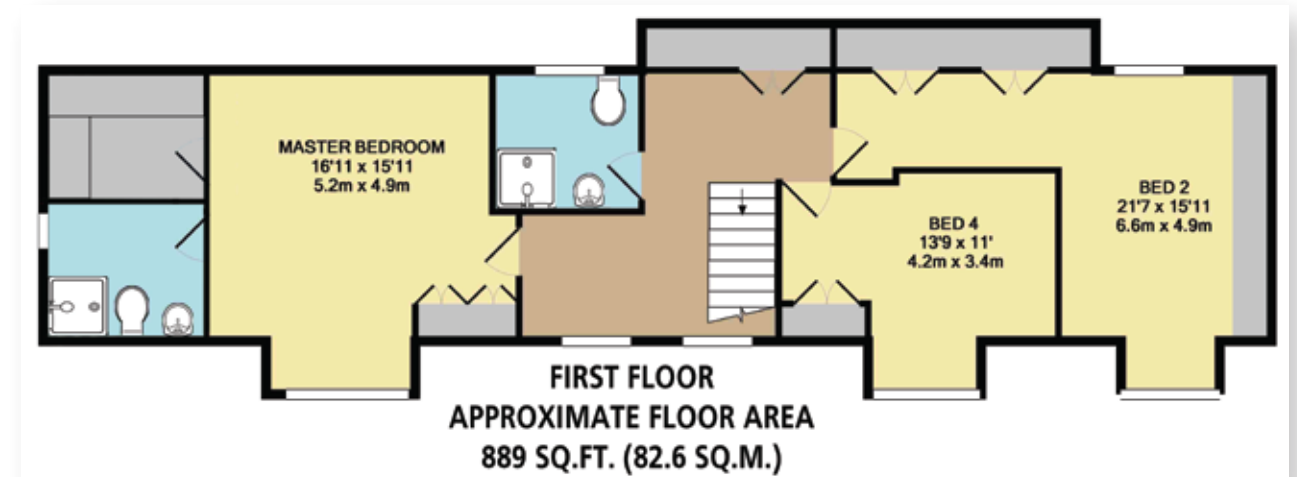
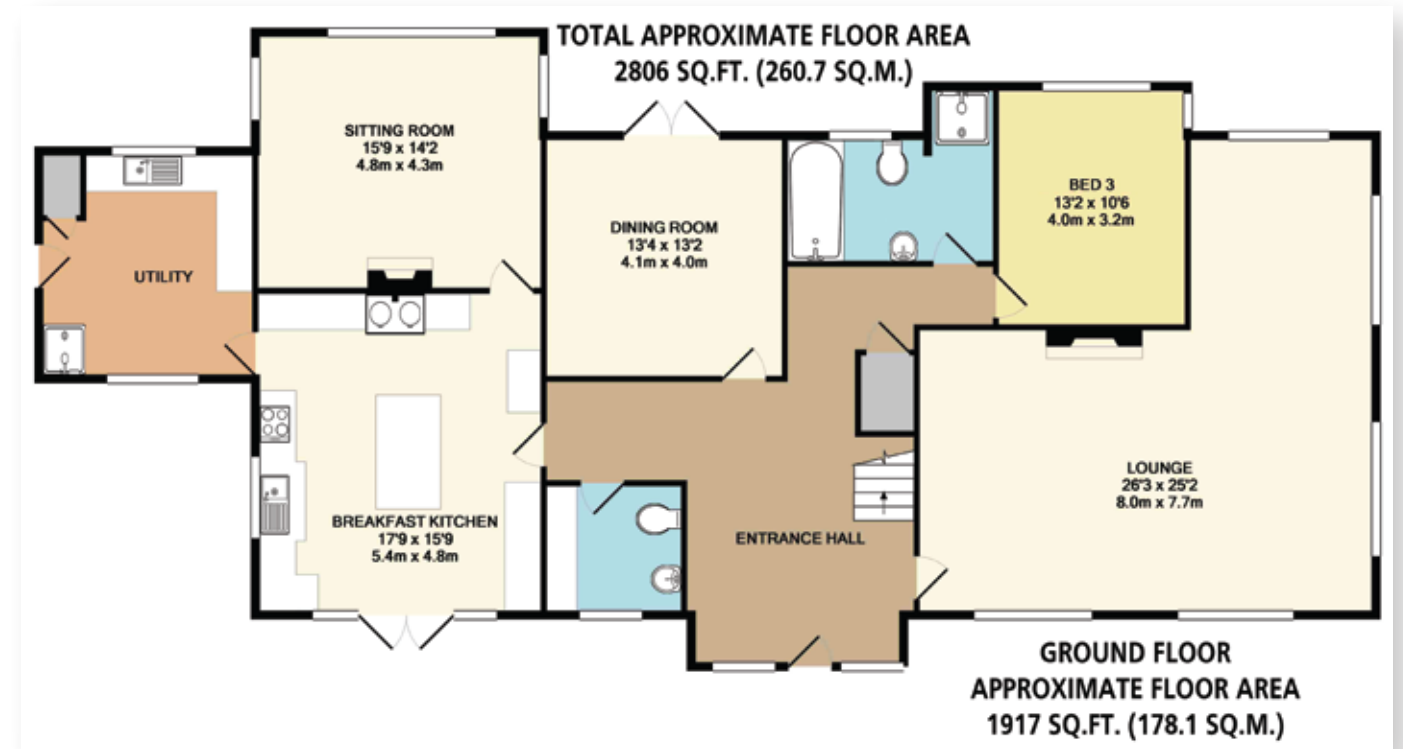
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Shower Room

A contemporary shower room which is fully tiled and has a Velux roof window, recessed lighting, extractor fan, Zehnder heated towel rail, illuminated vanity mirror/cabinet and under floor heating. There is a Vitra suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Vitra chrome mixer tap, storage beneath and feature lighting. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, a recessed illuminated shelf and a glazed screen.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the left side of the property, there is a circular stone patio with a planted border and neatly maintained hedging. A stone path continues to a vegetable garden with raised sleeper planters and a greenhouse. Access can be gained to the utility room and rear of the property.





Stunning Landscaped Gardens
Featuring a Large Pond





Exterior and Gardens Continued

To the rear of the property, there is a substantial garden that is mainly laid to lawn and has a stone flagged seating terrace with exterior lighting and an external power point. Access can be gained to the dining room. The garden contains a variety of mature trees, shrubs and plants and a block paved path that meanders beneath a timber pergola incorporating climbing plants and shrubs. Set within the garden is a large pond containing two water features, a nature hut and raised stepping stones that lead to extensive woodland. The woodland is densely populated, filling the remainder of the plot and has a timber pergola and a path leading around the pond.



From the seating terrace, a stone flagged path and the garden continue to the right side of the property where there is an orchard with mature apple, pear and plum trees. The orchard is bordered by mature trees and shrubs. A timber pedestrian gate opens to the track, which is fully owned by Green Wood and has a public footpath running through it. This leads to another area of woodland belonging to the property. The garden and path lead back to the front.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric, mains water, oil and septic tank drainage. Fibre broadband is available and the mobile phone signal quality is variable.

Rights of Access/Shared Access: The road leading to the property is unadopted and is shared with two neighbouring properties. A track that leads between the property's gardens and woodland has a public footpath.

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

Tree Preservation Orders: On all trees.

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.



Green Wood

Cowley Lane, Holmesfield,
Dronfield, Derbyshire S18 7SD

Offers in the Region of £1,495,000