



Pinewood

Beckingham Road, Walkeringham



Blenheim
Park Estates



A Magnificent Six Bedroomed
Detached Country Residence





Welcome to Pinewood

A once in a lifetime opportunity has arisen to acquire this magnificent six bedroomed detached residence, which has been finished to the highest of standards and is immaculately presented throughout. Situated within approximately 4 acres of private gardens and grounds with an abundance of privacy and exclusivity.



This stunning family home has been extended and modernised by the current vendors to create substantial accommodation with a luxurious specification, including a Clipsal intelligent lighting system by Schneider Electric. With the benefit of an open plan dining kitchen with a range of high-quality integrated appliances, formal lounge/dining room and three additional reception rooms. On the first floor, there are two exceptionally spacious bedroom suites with balconies, two other bedroom suites and two further bedrooms.

An impressive feature of the property is the spa complex, which comprises of an indoor heated swimming pool with a Jacuzzi, sauna, relaxation area, two separate shower rooms with WC's and a suspended walkway above the pool leads to a treatment room. The basement level also provides other leisure and entertainment facilities including a bar/games room, cinema room and gymnasium.

The property is set seamlessly within its gardens and grounds, surrounded by open fields with countryside views. Pinewood is approached by a private gravelled driveway, which provides ample parking areas. The exterior offers a fabulous stone flagged seating terrace with a garden kitchen, gardens to the front and rear with a Helipad and extensive garaging for several vehicles. One garage block has a one bedroomed self-contained annexe above, being ideal for a dependant relative.

Situated with good access to the local amenities of Walkeringham, Beckingham and Gainsborough including supermarkets, restaurants, shops, public houses and schooling. Also being conveniently located for the market town of Bawtry and being well placed for access to the commuting routes for Doncaster, Lincoln, Retford, Worksop and Scunthorpe. Doncaster Sheffield Airport is also a short drive away, approximately 14 miles.



An Exceptional Family Home, offering Substantial Accommodation over Three Floors with a Luxurious Specification

The property briefly comprises on the ground floor: Entrance hall, shower room, comms cupboard, dining kitchen, pantry, utility room, sun room, glazed hallway, snug, bedroom 6 suite, office, inner hallway, formal lounge/dining room, reception hall, spa facilities lobby, shower room 1, WC, shower room 2, WC, swimming pool, relaxation area, sauna, outdoor store and garden kitchen.

On the first floor: Landing, master bedroom suite with balcony, bedroom 2 suite with balcony, bedroom 3, bedroom 4, bedroom 5, bedroom 5 en-suite, walkway, treatment room and en-suite.

Basement level: Seating area, bar/games room, plant room, cinema room, connecting hallway, gymnasium, integral garage and store.

Ground Floor

A heavy oak door opens to the:

Entrance Hall

15'5 x 12'8 (4.71m x 3.86m)

Having recessed lighting, feature brick wall, central heating radiators and timber flooring. Oak doors open to a shower room and comms cupboard and double oak doors with double glazed panels open to the dining kitchen.

Shower Room

Being fully tiled and having a rear facing timber double glazed window, recessed lighting, extractor fan, shaver point and a central heating radiator with a towel rail. There's a suite in white, which comprises of a Roca low-level WC and a wash hand basin with a Hudson Reed chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Comms Cupboard

Having strip lighting, timber flooring and housing the comms units.

From the entrance hall, an oak staircase with a handrail and wrought iron balustrading leads down to an inner hallway.

Inner Hallway

Having recessed lighting, feature brick wall, central heating radiator and engineered timber flooring. Doors open to the formal lounge/dining room and snug.

Snug

18'9 x 11'3 (5.72m x 3.44m)

A fabulous reception room, having a vaulted ceiling with timber beams, pendant light point, spotlighting, wainscot panelling, central heating radiators with decorative covers, TV/aerial/data point and timber flooring. The focal point of the room is the open fireplace with an oak mantel and polished cast iron surround. Oak bi-fold doors with double glazed panels and an oak double glazed apex panel above

open to the rear seating terrace. Concealed doors open to the bedroom 6 suite and office. A heavy oak door also opens to a glazed hallway.

Bedroom 6 Suite

Hallway

Having recessed low-level wall lights and timber flooring. Oak doors open to bedroom 6 and bedroom 6 en-suite.

Bedroom 6

12'11 x 10'9 (3.94m x 3.27m)

A good-sized double bedroom with a rear facing oak double glazed window, exposed timber beams, recessed lighting, central heating radiator and a TV/aerial/data point. An oak door with a double glazed panel and matching side panel opens to the rear of the property.

Bedroom 6 En-Suite

Being fully tiled and having Velux sun tunnels, recessed lighting, extractor fan and a central heating radiator. There's a suite, which comprises of a low-level WC and a vanity area with feature lighting, oak work surface, black polished stone wash hand basin with a chrome mixer tap and storage beneath. Also having a wet room shower area with two fitted Mira rain head showers.

Office

15'2 x 11'1 (4.63m x 3.37m)

Having a side facing oak double glazed window, exposed timber beams, recessed lighting, spotlighting, central heating radiator, TV/aerial/data point and timber flooring. To one wall, there's a fitted shelving unit. An oak door with a double glazed panel opens to the rear seating terrace.

From the snug, an oak staircase with a handrail, balustrading and a useful under stairs storage cupboard rises to the:

First Floor

Bedroom 5

15'1 x 12'5 (4.61m x 3.78m)

Having Velux roof windows, spotlighting, wall mounted light point, central heating radiator and a TV/aerial/data point.

Bedroom 5 En-Suite

Having a side facing full-height oak double glazed window with matching panels, spotlighting, wall mounted light point, extractor fan, beadboard panelling, chrome heated towel rail and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a F.lli Frattini chrome mixer tap. Also having a freestanding bath with a chrome mixer tap and an additional hand shower facility. To one wall, there's a cupboard, which houses the Mira shower equipment.

Entrance Hall

15'5 x 12'8 (4.71m x 3.86m)

Having recessed lighting, feature brick wall, central heating radiators and timber flooring. Oak doors open to a shower room and comms cupboard and double oak doors with double glazed panels open to the dining kitchen.



Dining Kitchen

27'9 x 26'8 (8.46m x 8.12m)

A beautiful country style dining kitchen with an open plan layout and having front and side facing oak double glazed windows with conservatory style oak double glazed panels above. Also having recessed lighting, LED spotlighting, pendant light point, built-in speakers, feature brick wall, central heating radiator, TV/aerial/data point and porcelain tiled flooring.

There's a range of fitted base/wall and drawer units with matching granite work surfaces, upstands, under counter lighting and a 2.0 bowl Belfast style sink with a chrome mixer tap. Also having a central island with a matching granite work surface with an inset 1.0 bowl Franke sink with an extendable chrome mixer tap and an additional Quooker boiling water tap. The island provides further storage and the work surface extends to provide breakfast seating for six chairs.

The focal point of the room is the cooking area with an oak mantel, brick surround, tiled splashback and housing the Rangemaster Classic 110 range cooker with a four-ring gas hob, wok burner, hot plate, two ovens, grill and warming drawer with an extractor fan over. Additional integrated appliances are by Neff and include a four-ring induction hob with an Elica ceiling mounted decorative extractor hood over, dishwasher, combination oven, steam oven, coffee machine and a CDA beer dispenser. Also having space for an American style fridge/freezer.

The Heart of the Home is the
High Quality Open Plan Dining Kitchen





Sun Room
22'2 x 16'7 (6.75m x 5.05m)

A light and spacious reception room overlooking the gardens. With recessed lighting, TV/aerial/data point and porcelain tiled flooring. A set of oak double doors with double glazed panels and matching side panels and an additional set of oak bi-fold doors with double glazed panels open to the rear of the property. A separate oak door with a double glazed panel, matching side panel and an apex double glazed panel above opens to the side of the property.

A Light & Spacious
Reception Room...





Snug
18'9 x 11'3 (5.72m x 3.44m)

A fabulous reception room, having a vaulted ceiling with timber beams, pendant light point, spotlighting, wainscot panelling, central heating radiators with decorative covers, TV/aerial/data point and timber flooring. The focal point of the room is the open fireplace with an oak mantel and polished cast iron surround. Oak bi-fold doors with double glazed panels and an oak double glazed apex panel above open to the rear seating terrace. Concealed doors open to the bedroom 6 suite and office. A heavy oak door also opens to a glazed hallway.



Bedroom 6 En-Suite

Being fully tiled and having Velux sun tunnels, recessed lighting, extractor fan and a central heating radiator. There's a suite, which comprises of a low-level WC and a vanity area with feature lighting, oak work surface, black polished stone wash hand basin with a chrome mixer tap and storage beneath. Also having a wet room shower area with two fitted Mira rain head showers.



Bedroom 6
12'11 x 10'9 (3.94m x 3.27m)

A good-sized double bedroom with a rear facing oak double glazed window, exposed timber beams, recessed lighting, central heating radiator and a TV/aerial/data point. An oak door with a double glazed panel and matching side panel opens to the rear of the property.



Reception Hall
16'3 x 10'5 (4.95m x 3.17m)

A secondary entrance hall, with a pendant light point, recessed lighting, central heating radiator and tiled flooring. Double oak doors with double glazed panels and matching side panels open to the front of the property.



Formal Lounge/Dining Room

29'4 x 19'8 (8.93m x 6.00m)

An elegant formal reception room, with a front facing oak double glazed bay window and a rear facing timber double glazed panel. Also having pendant light points, recessed lighting, built-in speakers, feature brick wall, Comelit intercom handset, central heating radiators and engineered timber flooring.



Rest & Relax
in Style...



Spa Complex

An impressive spa complex with a double-height vaulted ceiling and a range of luxury facilities.

Swimming Pool

44'1 x 33'2 (13.43m x 10.10m)

Having front and rear facing oak double glazed windows, recessed lighting, wall mounted light points, built-in surround sound system, partially tiled walls and tiled flooring. There's a large heated swimming pool with lighting and a separate Jacuzzi. Also having a wet room area with a fitted rainfall shower and an additional hand shower facility. Three sets of oak bi-fold doors with double glazed panels open to the front of the property. Oak five-fold doors with double glazed panels open to the rear of the property.

Sauna

8'6 x 5'7 (2.60m x 1.70m)

Having a Harvia heater, wall mounted light points, built-in speakers and timber benches.

From the swimming pool, an opening with an oak handrail and wrought iron balustrading gives access to the:

Relaxation Area

19'6 x 8'10 (5.94m x 2.68m)

A versatile space with the benefit of a kitchenette. Having a front facing oak double glazed window, recessed lighting, built-in speaker, TV/aerial point and tiled flooring. There's a range of fitted base and wall units with a matching granite work surface, upstands, under counter lighting and an inset 1810 1.0 bowl sink with a chrome mixer tap. The integrated appliances include a Neff dishwasher, Neff microwave and wine cooler.

An Impressive Spa Complex
with a Range of Facilities...



Walkway

Having front and rear facing oak double glazed apex panels, pendant light point and a suspended walkway with a handrail and wrought iron balustrading leads over the swimming pool to a treatment room.



A Truly Unique Feature in
this Exquisite Home...





Seating Area
26'0 x 7'5 (7.93m x 2.27m)

Having recessed lighting, built-in speakers, wainscot panelling, central heating radiators and engineered timber flooring. An opening gives access to the bar/games room.



Cinema Room
17'5 x 14'10 (5.31m x 4.52m)

Having recessed lighting, built-in surround sound system, Optoma projector and a central heating radiator. To one wall, there's a projector screen with storage beneath.



Gymnasium
23'7 x 11'5 (7.20m x 3.47m)

A well-proportioned at home gym, with an oak double glazed roof lantern, pendant light point, recessed lighting, wainscot panelling with mirrors, data points, built-in surround sound system and engineered timber flooring.



Bar/Games Room
26'0 x 11'3 (7.93m x 3.42m)

Having recessed lighting, flush light point, built-in speakers, wainscot panelling, central heating radiators, TV/aerial/data point and engineered timber flooring. To one corner, there's a fitted bar area with shelving and a granite work surface, which extends to provide seating for four chairs. Oak doors open to the plant room and cinema room.





An Immaculately Presented Property with Generous Living Areas

Ground Floor Continued

From the snug, a heavy oak door opens to the:

Glazed Hallway

Having oak double glazed panels, wainscot panelling, central heating radiator and porcelain tiled flooring. Oak steps with stair lighting rise to the sun room.

Sun Room

22'2 x 16'7 (6.75m x 5.05m)

A light and spacious reception room overlooking the gardens. With recessed lighting, TV/aerial/data point and porcelain tiled flooring. A set of oak double doors with double glazed panels and matching side panels and an additional set of oak bi-fold doors with double glazed panels open to the rear of the property. A separate oak door with a double glazed panel, matching side panel and an apex double glazed panel above opens to the side of the property. Wide openings with three archways and pillars give access to the:

Dining Kitchen

27'9 x 26'8 (8.46m x 8.12m)

A beautiful country style dining kitchen with an open plan layout and having front and side facing oak double glazed windows with conservatory style oak double glazed panels above. Also having recessed lighting, LED spotlighting, pendant light point, built-in speakers, feature brick wall, central heating radiator, TV/aerial/data point and porcelain tiled flooring.

There's a range of fitted base/wall and drawer units with matching granite work surfaces, upstands, under counter lighting and a 2.0 bowl Belfast style sink with a chrome mixer tap. Also having a central island with a matching granite work surface with an inset 1.0 bowl Franke sink with an extendable chrome mixer tap and an additional Quooker boiling water tap. The island provides further storage and the work surface extends to provide breakfast seating for six chairs.

The focal point of the room is the cooking area with an oak mantel, brick surround, tiled splashback and housing the Rangemaster Classic 110 range cooker with a four-ring gas hob, wok burner, hot plate, two ovens, grill and warming drawer with an extractor fan over. Additional integrated appliances are by Neff and include a four-ring induction hob with an Elica ceiling mounted decorative extractor hood over, dishwasher, combination oven, steam oven, coffee machine and a CDA beer dispenser. Also having space for an American style fridge/freezer.

A timber door opens to the:

Utility Room

11'11 x 6'10 (3.62m x 2.09m)

Having a front facing oak double glazed window, recessed lighting,

extractor fan, central heating radiator and porcelain tiled flooring. There's a range of fitted base/wall and drawer units with a matching timber work surface and an inset 1.5 bowl stainless steel sink with a Nabis chrome mixer tap. Also having an integrated Baumatic fridge/freezer and space/plumbing for an automatic washing machine and tumble dryer. An oak stable-style door opens to the side of the property.

Pantry

6'11 x 6'9 (2.10m x 2.07m)

Having automatic recessed lighting and porcelain tiled flooring. To one wall, there's a range of fitted furniture, incorporating shelving, wine rack and a full-height Bosch wine cooler.

From the inner hallway, an oak door opens to the:

Formal Lounge/Dining Room

29'4 x 19'8 (8.93m x 6.00m)

An elegant formal reception room, with a front facing oak double glazed bay window and a rear facing timber double glazed panel. Also having pendant light points, recessed lighting, built-in speakers, feature brick wall, Comelit intercom handset, central heating radiators and engineered timber flooring.

Double oak doors with glazed panels open to the:

Reception Hall

16'3 x 10'5 (4.95m x 3.17m)

A secondary entrance hall, with a pendant light point, recessed lighting, central heating radiator and tiled flooring. Double oak doors with double glazed panels and matching side panels open to the front of the property.

An oak door opens to the:

Spa Facilities Lobby

Having recessed lighting, central heating radiator and timber effect tiled flooring. An oak door with a double glazed panel opens to the rear of the property. Oak doors open to shower room 1 and shower room 2.

Shower Room 1

Being fully tiled and having automatic recessed lighting, extractor fan and a central heating radiator with towel rail. Also having a granite work surface with a granite wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Bristan rainfall shower and a glazed screen/door. An oak door opens to a WC.

WC

Being fully tiled and having automatic recessed lighting and a wall mounted Porcelanosa WC.



Master Bedroom Suite

An exceptionally spacious and sumptuous master bedroom suite.

Study Area

Having front and side facing oak double glazed windows, pendant light point, built-in speaker and recessed low-level wall lights.

Master Bedroom

35'10 x 12'10 (10.91m x 3.92m)

An outstanding master bedroom with recessed lighting, pendant light point, built-in speakers, central heating radiators, TV/aerial/data point and recessed low-level wall lights. Double timber doors with double glazed panels open to a side facing Juliet balcony.



A Lavish Master
Bedroom Suite





Master En-Suite

Being fully tiled and having a Velux roof window, recessed lighting, built-in speaker, fitted vanity mirror, central heating radiator with a towel rail, feature lighting and a shaver point. There's a suite in white, which comprises of a low-level WC and an Imperial Bathroom Company wash hand basin with a chrome mixer tap. Also having a Victoria + Albert freestanding bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a fully tiled separate shower enclosure with recessed lighting, extractor fan, fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Master Sitting Room

16'7 x 12'4 (5.05m x 3.77m)

Having a vaulted ceiling with exposed timber beams, wrought iron balustrading with oak handrails, feature brick wall and central heating radiators. Double oak doors with double glazed panels, matching side panels and an oak double glazed apex panel above open to the master balcony.

Master Balcony

With a view of the gardens and having wrought iron balustrading and astroturf decking.



Bedroom 2

17'0 x 10'6 (5.19m x 3.19m)

Having recessed lighting, feature brick wall, pendant light point, built-in speaker, TV/aerial/data point and a central heating radiator. Two sets of oak bi-fold doors with double glazed panels open to the bedroom 2 balcony.

Bedroom 2 Balcony

With wrought iron railings and overlooking the rear gardens.



An Exceptionally
Spacious Suite...





Pinewood

Extended and Modernised by the Current Vendors to the Highest of Standards



Bedroom 2 Dressing Room 14'8 x 10'4 (4.47m x 3.16m)

Having a front facing oak double glazed window, recessed lighting, pendant light point, built-in speaker and a central heating radiator. There's a comprehensive range of fitted furniture, incorporating open shelving, short/long hanging, in-cabinet shelving and a vanity area with drawers.



Bedroom 2 En-Suite

Being fully tiled and having front facing oak double glazed windows, recessed lighting, built-in speakers and a central heating radiator with a copper towel rail. There's a suite, which comprises of a Burlington high-level WC and a vanity unit with a copper wash hand basin with a chrome mixer tap. Also having a freestanding Hurlingham copper bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a double-width walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Shower Room 2

Being fully tiled and having automatic recessed lighting, extractor fan and a central heating radiator with towel rail. To one corner, there's a separate shower enclosure with a fitted Bristan rainfall shower and a glazed screen/door. An oak door opens to a WC.

WC

Being fully tiled and having automatic recessed lighting. There's a suite, which comprises of a wall mounted Porcelanosa WC and a granite work surface with a granite wash hand basin with a chrome mixer tap.

From the reception hall, double oak doors with glazed panels open to the:

Spa Complex

An impressive spa complex with a double-height vaulted ceiling and a range of luxury facilities.

Swimming Pool

44'1 x 33'2 (13.43m x 10.10m)

Having front and rear facing oak double glazed windows, recessed lighting, wall mounted light points, built-in surround sound system, partially tiled walls and tiled flooring. There's a large heated swimming pool with lighting and a separate Jacuzzi. Also having a wet room area with a fitted rainfall shower and an additional hand shower facility. Three sets of oak bi-fold doors with double glazed panels open to the front of the property. Oak five-fold doors with double glazed panels open to the rear of the property.

Sauna

8'6 x 5'7 (2.60m x 1.70m)

Having a Harvia heater, wall mounted light points, built-in speakers and timber benches.

From the swimming pool, an opening with an oak handrail and wrought iron balustrading gives access to the:

Relaxation Area

19'6 x 8'10 (5.94m x 2.68m)

A versatile space with the benefit of a kitchenette. Having a front facing oak double glazed window, recessed lighting, built-in speaker, TV/aerial point and tiled flooring. There's a range of fitted base and wall units with a matching granite work surface, upstands, under counter lighting and an inset 1810 1.0 bowl sink with a chrome mixer tap. The integrated appliances include a Neff dishwasher, Neff microwave and wine cooler.

An oak staircase with a handrail, wrought iron balustrading and stair lighting leads down to the basement level and also rises to the first floor.

Basement Level

Seating Area

26'0 x 7'5 (7.93m x 2.27m)

Having recessed lighting, built-in speakers, wainscot panelling, central heating radiators and engineered timber flooring. An opening gives access to the bar/games room.

Bar/Games Room

26'0 x 11'3 (7.93m x 3.42m)

Having recessed lighting, flush light point, built-in speakers, wainscot panelling, central heating radiators, TV/aerial/data point and engineered timber flooring. To one corner, there's a fitted bar area with shelving and a granite work surface, which extends to provide seating for four chairs. Oak doors open to the plant room and cinema room.

Plant Room

21'10 x 7'5 (6.65m x 2.25m)

Having recessed lighting and housing the two Worcester boilers, Smart ACV hot water cylinder, Heatstar pool pump and Portland Pool Products filters.

Cinema Room

17'5 x 14'10 (5.31m x 4.52m)

Having recessed lighting, built-in surround sound system, Optoma projector and a central heating radiator. To one wall, there's a projector screen with storage beneath.

From the bar/games room, access can be gained to a:

Connecting Hallway

Having recessed lighting, wainscot panelling, central heating radiator and engineered timber flooring. There's a range of fitted storage cupboards, incorporating shelving and long hanging. An oak door opens to the integral garage and fully glazed double doors open to the gymnasium.

Gymnasium

23'7 x 11'5 (7.20m x 3.47m)

A well-proportioned at home gym, with an oak double glazed roof lantern, pendant light point, recessed lighting, wainscot panelling with mirrors, data points, built-in surround sound system and engineered timber flooring.

Integral Garage

27'10 x 14'11 (8.48m x 4.54m)

Having an electric up-and-over door, recessed lighting, hot and cold water taps, power and a central heating radiator.



Set Seamlessly within the Property's Gardens & Grounds with Countryside Views

Ground Floor Continued

From the entrance hall, an oak staircase with a handrail and wrought iron balustrading rises to the:

First Floor

First Floor Landing

Having a Velux roof window, flush light point and recessed lighting. Oak doors open to the bedroom 2 suite, bedroom 3 and bedroom 4.

Bedroom 2 Suite

Bedroom 2 Hallway

Having recessed lighting, built-in speaker, central heating radiator and access can be gained to a loft space. There's a range of fitted furniture, incorporating short hanging, shelving and drawers. A glazed door with electrically switchable privacy glass opens to the en-suite.

Bedroom 2 En-Suite

Being fully tiled and having front facing oak double glazed windows, recessed lighting, built-in speakers and a central heating radiator with a copper towel rail. There's a suite, which comprises of a Burlington high-level WC and a vanity unit with a copper wash hand basin with a chrome mixer tap. Also having a freestanding Hurlingham copper bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a double-width walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the bedroom 2 hallway, a wide opening gives access to the:

Bedroom 2 Dressing Room

14'8 x 10'4 (4.47m x 3.16m)

Having a front facing oak double glazed window, recessed lighting, pendant light point, built-in speaker and a central heating radiator. There's a comprehensive range of fitted furniture, incorporating open shelving, short/long hanging, in-cabinet shelving and a vanity area with drawers.

A further opening gives access to:

Bedroom 2

17'0 x 10'6 (5.19m x 3.19m)

Having recessed lighting, feature brick wall, pendant light point, built-in speaker, TV/aerial/data point and a central heating radiator. Two sets of oak bi-fold doors with double glazed panels open to the bedroom 2 balcony.

Bedroom 2 Balcony

With wrought iron railings and overlooking the rear gardens.

From the bedroom 2 dressing room, an oak door opens to the:

Walkway

Having front and rear facing oak double glazed apex panels, pendant light point and a suspended walkway with a handrail and wrought iron balustrading leads over the swimming pool to a treatment room.

Treatment Room

15'11 x 9'5 (4.84m x 2.88m)

Having recessed lighting, central heating radiator, TV/aerial/data point and storage to the eaves. Also having a range of fitted furniture, incorporating short hanging and shelving. Double oak doors with double glazed panels and matching side panels (one obscured) open to a side facing Juliet balcony, overlooking the surrounding fields.

En-Suite

Being fully tiled with recessed lighting, extractor fan and a central heating radiator. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the first floor landing, an oak door opens to:

Bedroom 3

13'8 x 10'10 (4.16m x 3.31m)

Another double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator. Access can also be gained to a loft space.

Bedroom 4

9'4 x 8'5 (2.85m x 2.57m)

Having a rear facing timber double glazed window, recessed lighting, built-in speaker, telephone point and a central heating radiator.

From the first floor landing, the oak staircase continues to the:

Master Bedroom Suite

An exceptionally spacious and sumptuous master bedroom suite.

Study Area

Having front and side facing oak double glazed windows, pendant light point, built-in speaker and recessed low-level wall lights.

Master Bedroom

35'10 x 12'10 (10.91m x 3.92m)

An outstanding master bedroom with recessed lighting, pendant light point, built-in speakers, central heating radiators, TV/aerial/data point and recessed low-level wall lights. Double timber doors with double glazed panels open to a side facing Juliet balcony.



Bedroom 3
13'8 x 10'10 (4.16m x 3.31m)

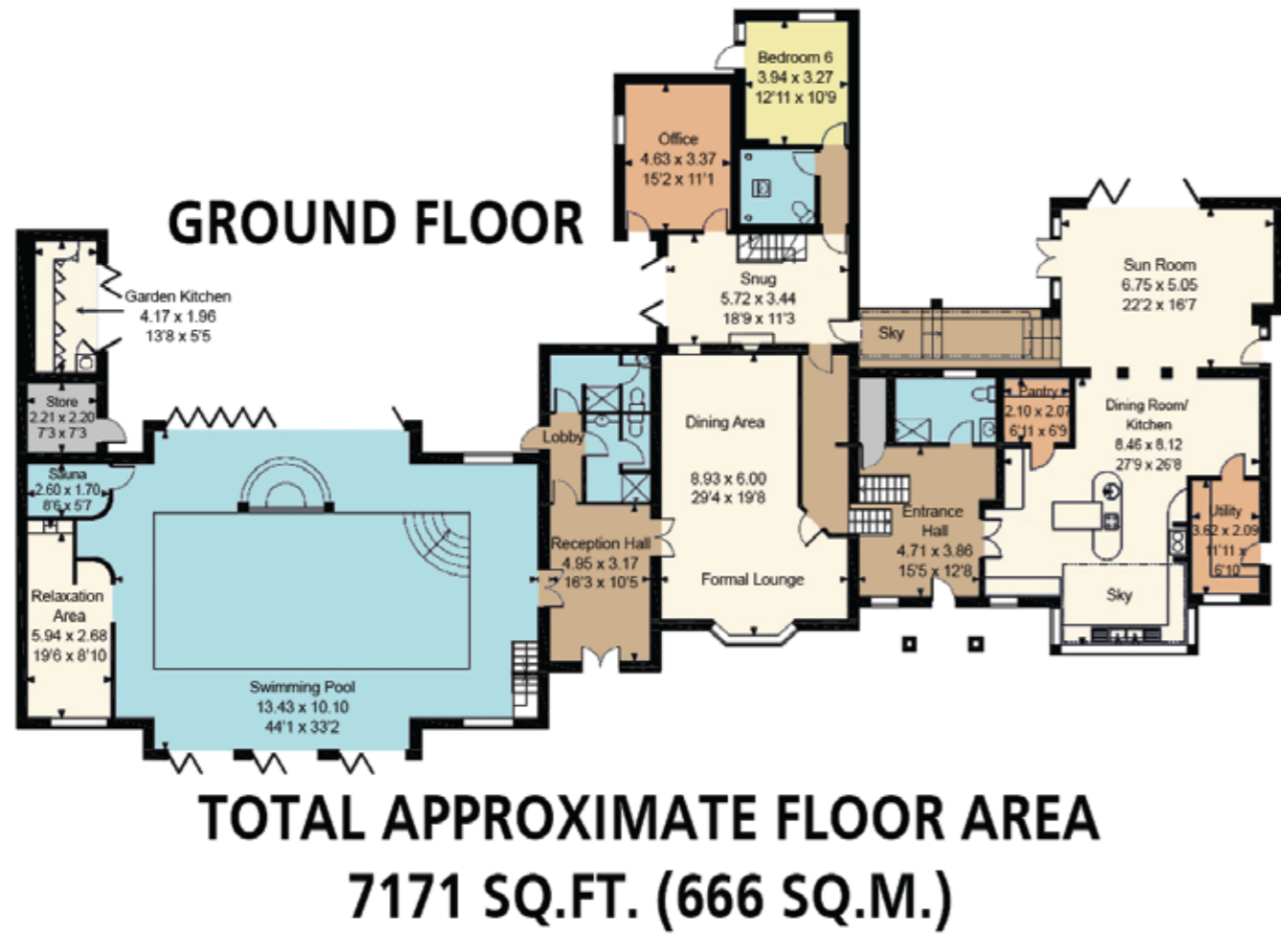
Another double bedroom with a rear facing timber double glazed window, pendant light point and a central heating radiator. Access can also be gained to a loft space.



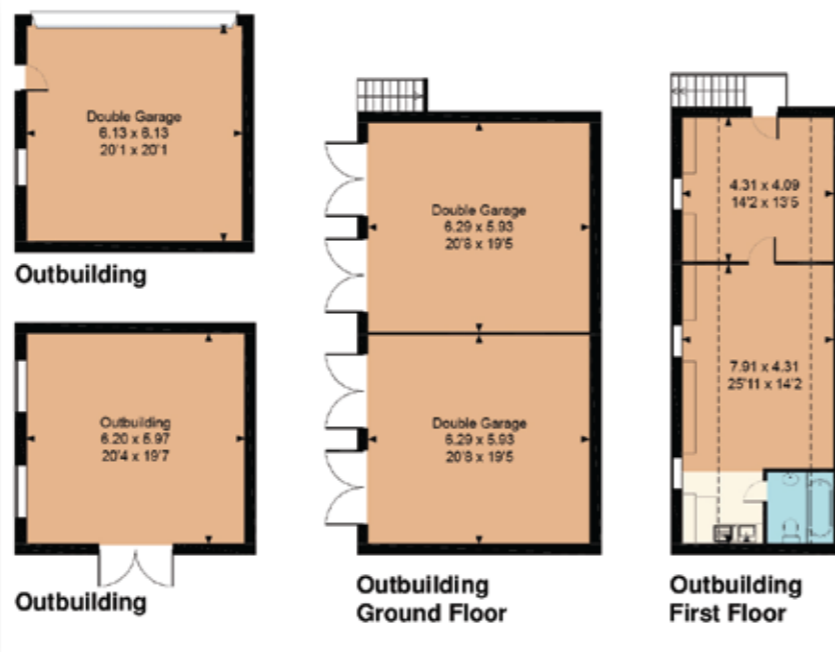
Ground Floor Shower Room

Being fully tiled and having a rear facing timber double glazed window, recessed lighting, extractor fan, shaver point and a central heating radiator with a towel rail. There's a suite in white, which comprises of a Roca low-level WC and a wash hand basin with a Hudson Reed chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





Pinewood EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82

Pinewood Annexe EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	75

Exterior and Gardens

From Beckingham Road, intercom operated wrought iron gates open to a gravelled private road, flanked by lawn, trees and hedging. The road leads to the entrance of Pinewood. A gravelled driveway flanked by box hedging and exterior lighting leads through the gardens to the front of the property, where the driveway then forks off to each side of the property and also loops back round to the main entrance.

The gardens to the front are mainly laid to lawn with mature trees, shrubs, rockery area and a large pond with exterior lighting and timber bridges to each side. A gravelled area with stone slab stepping stones leads to a timber decked terrace with a covered pergola having lighting, seating and a fitted table. A timber boardwalk leads to a timber decked seating area with up-lighting, a stone flagged seating terrace and an external power point.

The gravelled driveway leads to two parking areas, providing parking for several vehicles. A stone flagged path gives access to the swimming pool and reception hall and steps rise to the main entrance door. Access can also be gained to a double garage.

Double Garage

20'1 x 20'1 (6.13m x 6.13m)

Having an electric up-and-over door, timber glazed windows, light, power and a composite personal entrance door.

To the left side of the property, the gravelled driveway continues and leads to a large gravelled parking area at the rear. A stone flagged path also gives access to the rear seating terrace. The rear parking area provides extensive parking and access can be gained via a timber gate to a fully enclosed paddock. Access can also be gained to two double garages and a timber staircase rises to the self-contained annexe above.

To the right side of the property, the gravelled driveway continues and leads to the rear. Access can be gained to the sun room, utility room, outbuilding and garden WC.

From the right side of the property, a tarmacked driveway with exterior feature lighting leads down to the integral garage and store.

Store

Having an electric up-and-over door, light and power.





Exterior and Gardens

To the rear of the property, there's a garden being mainly laid to lawn with mature trees, shrubs, Helipad and a small seating terrace with exterior lighting where access can be gained to the sun room. Stone steps lead down to the main Italian porcelain flagged seating terrace offering ample space for multiple seating areas with exterior lighting, an external power point and outdoor speaker system. Access can be gained to the swimming pool, garden kitchen, store, spa facilities lobby, snug and office.

Garden Kitchen

13'8 x 5'5 (4.17m x 1.96m)

A fabulous garden kitchen, perfect for outdoor entertaining. Having recessed lighting, tiled flooring and a range of fitted base/wall and drawer units with matching granite work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Also having a Fisher & Paykel range cooker with a four ring gas hob with wok burner, oven and grill and Fisher & Paykel extractor hood over. Oak bi-fold doors with double glazed panels open to the rear seating terrace.

Store

7'3 x 7'3 (2.21m x 2.20m)

Having recessed lighting and tiled flooring.

A Large Italian Porcelain
Flagged Seating Terrace...





With the Benefit of Extensive Garaging, Helipad and a One Bedroomed Self-Contained Annexe

Master En-Suite

Being fully tiled and having a Velux roof window, recessed lighting, built-in speaker, fitted vanity mirror, central heating radiator with a towel rail, feature lighting and a shaver point. There's a suite in white, which comprises of a low-level WC and an Imperial Bathroom Company wash hand basin with a chrome mixer tap. Also having a Victoria + Albert freestanding bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a fully tiled separate shower enclosure with recessed lighting, extractor fan, fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Master Dressing Room

8'0 x 7'2 (2.44m x 2.18m)

Having recessed lighting, fitted vanity mirror, eaves storage and a range of fitted furniture, incorporating open short hanging and shelving.

From the master bedroom, glazed double doors open to the:

Master Sitting Room

16'7 x 12'4 (5.05m x 3.77m)

Having a vaulted ceiling with exposed timber beams, wrought iron balustrading with oak handrails, feature brick wall and central heating radiators. Double oak doors with double glazed panels, matching side panels and an oak double glazed apex panel above open to the master balcony.

Master Balcony

With a view of the gardens and having wrought iron balustrading and astroturf decking.

Exterior and Gardens

From Beckingham Road, intercom operated wrought iron gates open to a gravelled private road, flanked by lawn, trees and hedging. The road leads to the entrance of Pinewood. A gravelled driveway flanked by box hedging and exterior lighting leads through the gardens to the front of the property, where the driveway then forks off to each side of the property and also loops back round to the main entrance.

The gardens to the front are mainly laid to lawn with mature trees, shrubs, rockery area and a large pond with exterior lighting and timber bridges to each side. A gravelled area with stone slab stepping stones leads to a timber decked terrace with a covered pergola having lighting, seating and a fitted table. A timber boardwalk leads to a timber decked seating area with up-lighting, a stone flagged seating terrace and an external power point.

The gravelled driveway leads to two parking areas, providing parking for several vehicles. A stone flagged path gives access to the swimming pool and reception hall and steps rise to the main entrance door. Access can also be gained to a double garage.

Double Garage

20'1 x 20'1 (6.13m x 6.13m)

Having an electric up-and-over door, timber glazed windows, light, power and a composite personal entrance door.

To the left side of the property, the gravelled driveway continues and leads to a large gravelled parking area at the rear. A stone flagged path also gives access to the rear seating terrace. The rear parking area provides extensive parking and access can be gained via a timber gate to a fully enclosed paddock. Access can also be gained to two double garages and a timber staircase rises to the self-contained annexe above.

To the right side of the property, the gravelled driveway continues and leads to the rear. Access can be gained to the sun room, utility room, outbuilding and garden WC.

Outbuilding

20'4 x 19'7 (6.20m x 5.97m)

Having double timber doors, timber double glazed windows, light and power.

Garden WC

Having a pendant light point, low-level WC and a pedestal wash hand basin with cold water tap.

From the right side of the property, a tarmacked driveway with exterior feature lighting leads down to the integral garage and store.

Store

Having an electric up-and-over door, light and power.

To the rear of the property, there's a garden being mainly laid to lawn with mature trees, shrubs, Helipad and a small seating terrace with exterior lighting where access can be gained to the sun room. Stone steps lead down to the main Italian porcelain flagged seating terrace offering ample space for multiple seating areas with exterior lighting, an external power point and outdoor speaker system. Access can be gained to the swimming pool, garden kitchen, store, spa facilities lobby, snug and office.

Garden Kitchen

13'8 x 5'5 (4.17m x 1.96m)

A fabulous garden kitchen, perfect for outdoor entertaining. Having recessed lighting, tiled flooring and a range of fitted base/wall and drawer units with matching granite work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Also having a Fisher & Paykel range cooker with a four-ring gas hob with wok burner, oven and grill and Fisher & Paykel extractor hood over. Oak bi-fold doors with double glazed panels open to the rear seating terrace.

Store

7'3 x 7'3 (2.21m x 2.20m)

Having recessed lighting and tiled flooring.

Double Garage

20'8 x 19'5 (6.29m x 5.93m)

Having double timber doors, lighting, power, water tap and a central heating radiator.

Double Garage

20'8 x 19'5 (6.29m x 5.93m)

Having double timber doors, lighting, power, water tap and a central heating radiator.

Outbuilding

20'4 x 19'7 (6.20m x 5.97m)

Having double timber doors, timber double glazed windows, light and power.

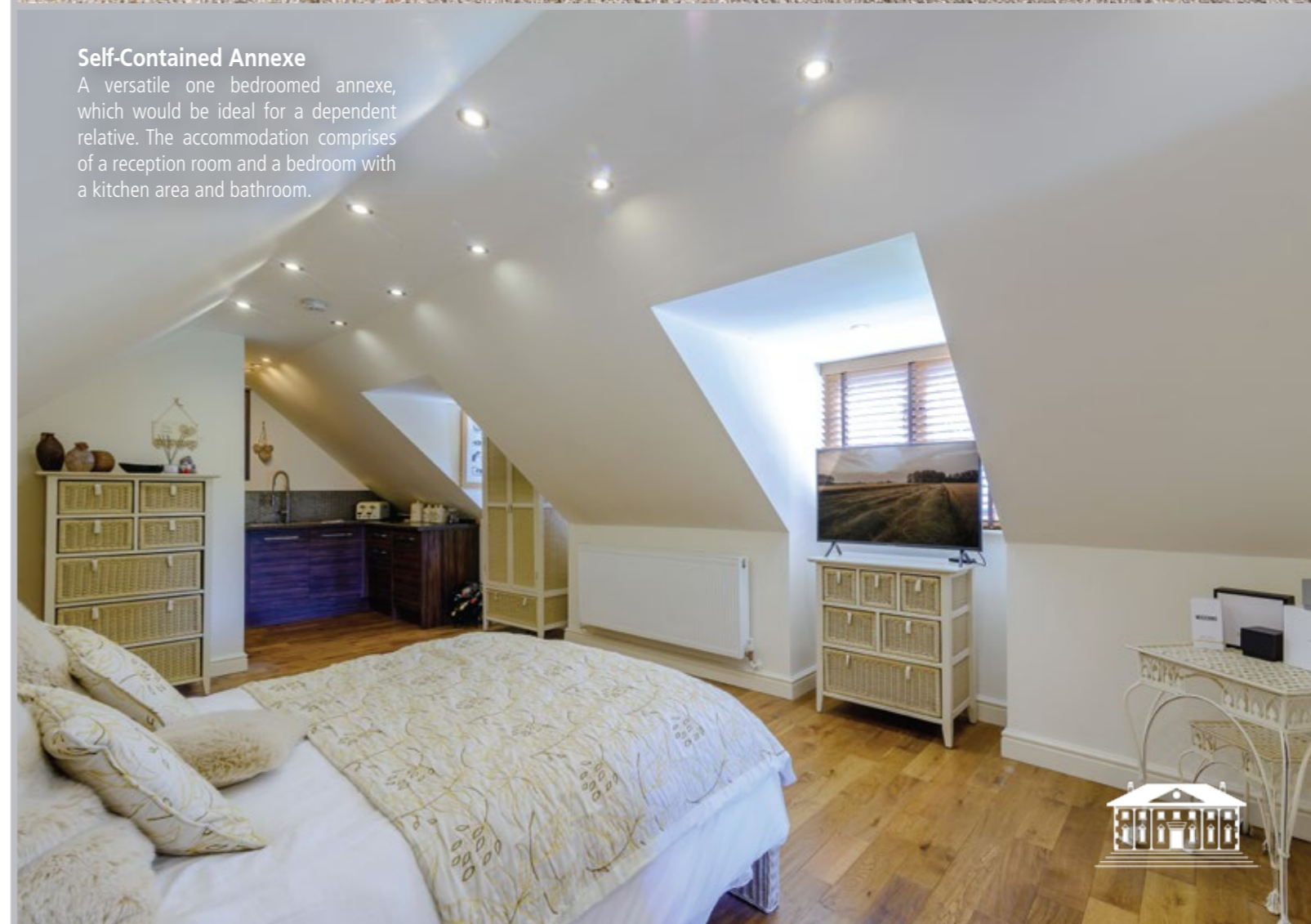
Garden WC

Having a pendant light point, low-level WC and a pedestal wash hand basin with cold water tap.



Self-Contained Annexe

A versatile one bedroomed annexe, which would be ideal for a dependent relative. The accommodation comprises of a reception room and a bedroom with a kitchen area and bathroom.





Situated within Approximately
4 Acres of Gardens & Grounds



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold

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.



Pinewood,
Beckingham Road, Walkeringham,
Doncaster, DN10 4HZ

Offers in the Region of £2,750,000