



THE BEECHES

29A OATLANDS DRIVE | HARROGATE | NORTH YORKSHIRE | HG2 8JT

The Beeches is an immaculately presented family home, showcasing expansive, light-filled accommodation effortlessly blending elegance and functionality.

Its generous proportions and intelligently designed lateral layout strike the perfect harmony between contemporary convenience and timeless craftsmanship.

Flooded with natural light, every corner of this lovely home exudes warmth and vibrancy, creating a truly inviting atmosphere. The flowing spaces allow for seamless transitions, making The Beeches not only a practical home for everyday living but also an ideal setting for entertaining and enjoying family life.

The property is set in sheltered, extensive gardens and grounds, situated in the highly prized residential location on the south side of Harrogate.



ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Sitting room
- Garden room
- Dining room
- Dining kitchen
- Inner hall
- Music room
- Utility room
- Cloakroom

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom
- Generous guest bedroom with en-suite bathroom
- Three further double bedrooms
- Study
- House bathroom

EXTERIOR

- Electronically operated gated driveway
- Ample off-road parking
- Detached garage
- Established front lawned gardens
- Sheltered landscaped rear gardens
- Stone flagged dining terrace
- Seating areas

GROUND FLOOR

The bright and welcoming inner hallway immediately establishes the sense of space and elegance that defines the entire home, and flows seamlessly into the principal reception rooms, each thoughtfully designed to cater to the demands of modern family life, while offering the perfect setting for entertaining. The expansive layout creates a harmonious balance between everyday comfort and stylish sophistication, ensuring every space feels both functional and inviting.



The recently transformed, triple-aspect garden room is a standout feature of the home, exuding contemporary elegance with its sleek French timber flooring and clean lines. Flooded with natural light from multiple angles, this versatile space is further enhanced by its stunning bifold doors, which seamlessly open out onto the beautifully landscaped, south facing rear garden. This thoughtful design blurs the boundary between indoor and outdoor living, creating a fluid, effortless transition that's perfect for family gatherings, entertaining, or simply enjoying the garden views.



At the heart of the home lies the stunning, contemporary dining kitchen, a space where style meets functionality. Featuring elegant cream cabinetry and luxurious granite worktops, this kitchen offers both aesthetic appeal and practical use. The centrepiece is a spacious island, complete with a wine rack, perfect for both casual meals and entertaining. Integrated top-of-the-line appliances, including a sleek Smeg range cooker, complemented by a range of appliances including NEFF electric oven, microwave, dishwasher and fridge freezer, enhance the kitchen's modern design.

A relaxed dining area is perfect for family gatherings or casual meals. This inviting space boasts large triple-aspect windows that flood the room with natural light and offer scenic views of the beautifully landscaped gardens.







Accessed through glazed double doors from the hallway, the expansive triple-aspect sitting room is a true sanctuary. Flooded with natural light from the large bay window and French doors, opening to the front gardens. This elegant living space is a perfect haven for relaxation, surrounded by lush greenery creating a sense of calm.

A striking stone fireplace, complete with wood-burning stove, offers warmth and a focal point adding character and comfort. The combination of natural light, elegant features, and a homely ambiance ensures that this sitting room is not only a beautiful space to unwind but also a delightful area for hosting friends and family.



The first-floor is approached by an elegant oak staircase leading to light and spacious landing. Its generous proportions provide access to the bedroom accommodation and creates a perfect spot to pause and enjoy the sense of flow throughout the upper floor, further emphasising this lovely home's combination of comfort and style.



FIRST FLOOR

The principal bedroom serves as a luxurious private retreat, designed with both comfort and elegance in mind. Generously sized and thoughtfully laid out, it boasts sleek built-in wardrobes offering ample storage while maintaining the room's clean, sophisticated aesthetic.

The en-suite bathroom offers a serene escape, thoughtfully designed with dual vanity units for both style and convenience. Featuring a walk-in shower, sleek white sanitary ware, and striking floor and wall tiling, it creates a luxurious, modern sanctuary for relaxation.





Three additional double bedrooms are generously proportioned, combining comfort with stylish design. A fourth bedroom, currently used as a study, offers versatile potential as an extra bedroom or hobbies room.

These bedrooms are served by a beautifully appointed bathroom, complete with modern fixtures and fittings, white sanitary ware and a separate shower for added convenience.





The current owners have thoughtfully designed a dedicated guest suite, offering a spacious and private retreat for visitors and extended family.

This well-appointed guest bedroom features ample built-in wardrobes and its own luxurious en-suite bathroom, ensuring comfort and convenience for guests during their stay.





The Beeches, 29A Oatlands Drive, Harrogate, North Yorkshire, HG2 8JT

Approximate Gross Internal Area = 3396 sq ft / 315.5 sq m

Garage = 255 sq ft / 23.7 sq m

Total = 3651 sq ft / 339.2 sq m

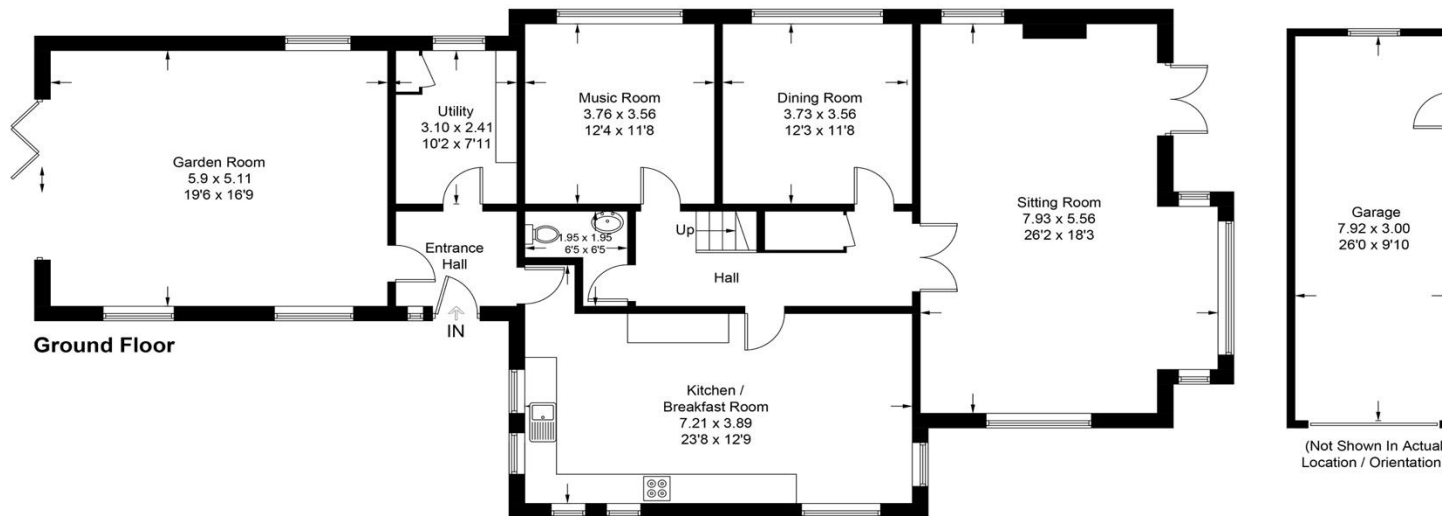
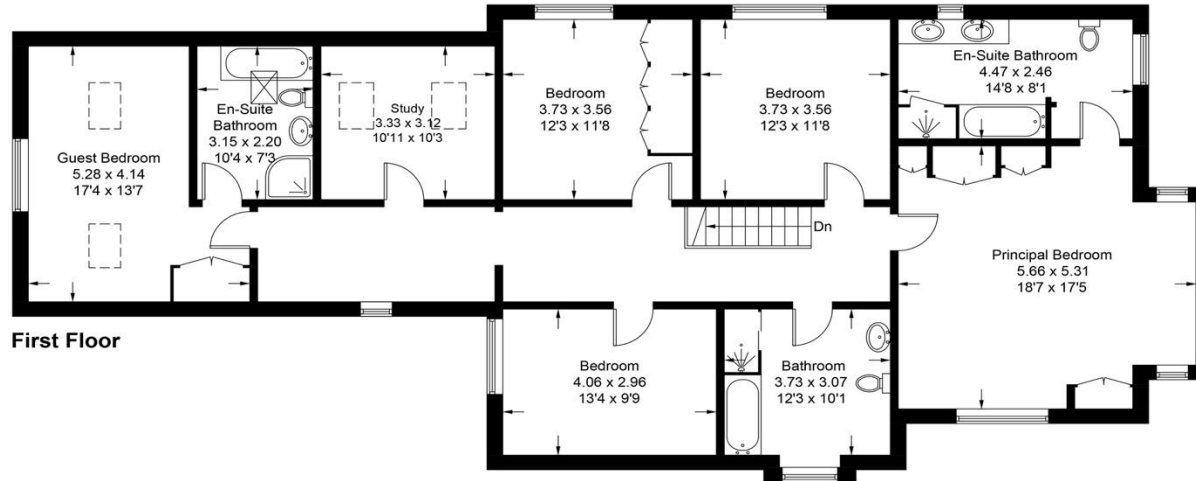


Illustration for identification purposes only, measurements are approximate, not to scale.



GARDEN AND GROUNDS

The Beeches welcomes you through an impressive electronically operated gated driveway, offering both security and privacy. This block paved and gravel drive leads to ample off-road parking and detached garage. Set well back from the road, the property is surrounded by a beautifully maintained, sheltered front garden, laid to lawn and framed by mature specimen trees, established shrubs and meandering pathways, leading to secluded seating areas.

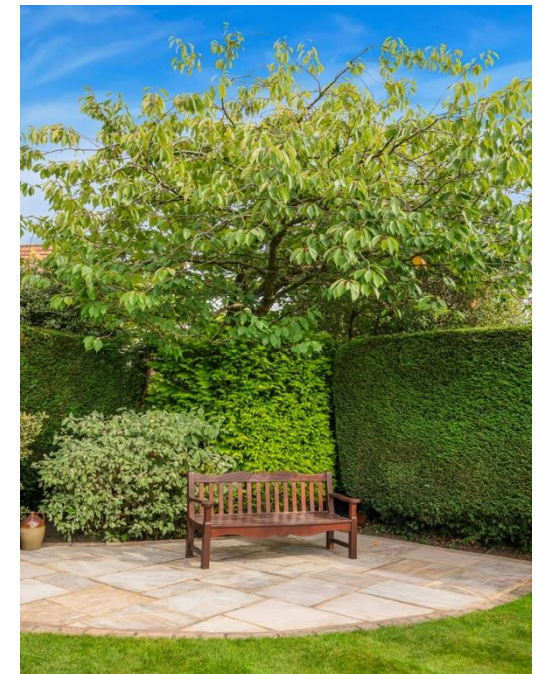
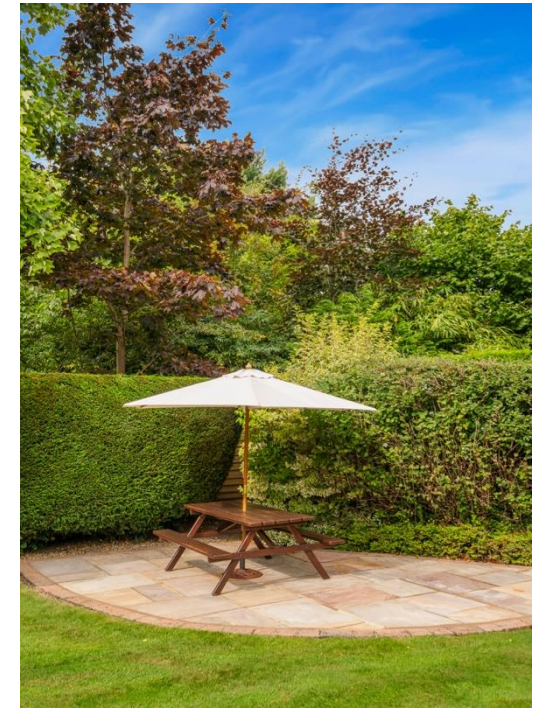
All providing a serene and picturesque setting.

A further highlight of the home is its rear garden, landscaped to offer year-round beauty and seclusion. This outdoor haven boasts seasonal planting and thoughtfully designed spaces that enhance both privacy and visual appeal.





A stone flagged dining terrace, together with skilfully placed seating areas create the perfect retreat for hosting guests or simply unwinding, surrounded by nature. This private oasis, with its elegant layout and tranquil atmosphere, embodies the ideal blend of outdoor living and relaxation.





SETTING

The Oatlands Drive Area in Harrogate is one of the town's most sought-after and prestigious residential neighbourhoods, offering an exceptional blend of tranquility, convenience, and community charm. Situated on the favoured south side of Harrogate, this prime location is known for its leafy streets, elegant homes, and close proximity to the town's finest amenities, making it a perfect place for families, professionals, and retirees alike.

One of the main attractions is its peaceful, leafy surroundings. This part of Harrogate benefits from wide, quiet streets and plenty of greenery, offering a serene and welcoming atmosphere. It feels a world away from the hustle and bustle, yet remains close enough to enjoy everything Harrogate has to offer.

The location of The Beeches, offers the best of both worlds—a peaceful, idyllic setting within easy reach of Harrogate's vibrant town centre and excellent transport links. With its beautiful homes, green surroundings, and proximity to some of Harrogate's best schools and amenities, this neighbourhood is regarded as one of the town's most desirable places to live.

LOCATION



HARROGATE

Harrogate offers an exceptional lifestyle, blending its rich historical charm with modern amenities. Renowned for its stunning Georgian and Victorian architecture, this historic spa town has long been recognised for its beauty, heritage, and outstanding quality of life. Voted one of the happiest and most desirable places to live in the UK, Harrogate sits at the heart of the prestigious Golden Triangle, making it a highly sought-after location for families and professionals alike.

PERFECT BLEND OF HERITAGE AND NATURAL BEAUTY

Surrounded by lush parklands and green spaces. At the heart of the town is The Stray, a beautiful 200-acre park perfect for leisurely strolls, picnics, and outdoor activities. For nature lovers, the nearby RHS Harlow Carr Gardens offers a serene botanical experience, while the Yorkshire Dales' Nidderdale Area of Outstanding Natural Beauty provides endless opportunities for hiking, cycling, and exploring the great outdoors. Whether you're enjoying a peaceful walk along tree-lined avenues or discovering the tranquility of the nearby dales, Harrogate effortlessly connects urban sophistication with scenic rural beauty.

VIBRANT COMMUNITY WITH UNRIVALLED AMENITIES

Harrogate is more than just a place to live; it is a thriving community. The town boasts a dynamic array of shops, cafes, and restaurants, from high-end boutiques to artisanal markets. The iconic Betty's Café Tea Room is just one of many culinary delights that make Harrogate a true haven for food lovers, along with dining hotspots like West Park and The Ivy.

Cultural enthusiasts can enjoy performances at the stunning Royal Hall, Harrogate Theatre or relax in the historic Turkish Baths, one of the few remaining Victorian-era spas in the country. With a rich blend of cultural, leisure, and wellness amenities, Harrogate offers an unparalleled quality of life.

EDUCATION

Harrogate is a prime location for families seeking high-quality education. The area is home to some of Yorkshire's most prestigious schools. For younger children, Oatlands Infant School and Western Primary School are within close reach, both recognised for their outstanding teaching standards. For secondary education, highly rated schools such as St. Aidan's, Harrogate Grammar School, and St. John Fisher Catholic High School offer excellent options, ensuring your children receive the best possible start in life.

LIFESTYLE

Whether you're drawn by Harrogate's rich history, cultural vibrancy, or its stunning natural surroundings, this town offers a lifestyle of unmatched quality in an elegant, quintessentially English setting. Every day here feels like an escape, with the balance of town and country living at your doorstep.

For those who desire a balance between peaceful suburban life and access to major cities, Harrogate is the perfect solution. Its desirable location, combined with its outstanding community spirit, ensures that living here provides a standard of living that's second to none.

Harrogate's strategic location ensures excellent transport links to major cities and beyond. Hornbeam Park railway station is just a short distance away, offering convenient connections to Leeds, York, and London in under three hours. The A1(M) is just 10 miles away, providing fast access to the motorway network, making travel to other parts of the UK incredibly efficient.

Leeds Bradford Airport, only 11 miles away, provides regular domestic and international flights, making it perfect for both business and leisure travel. Whether commuting for work or exploring new destinations, Harrogate is superbly connected as an ideal residential location.



AMENITIES



NURSERIES/CHILDCARE

<https://www.little-dragons-nursery.co.uk/>

<https://www.kidzoneplay.co.uk/>

<https://www.busybeeschildcare.co.uk/>

<https://www.performatots.com/>

PRIMARY SCHOOLS

Oatlands Community Junior School
Beechwood Grove, HG2 8QP (0.6 miles)
Tel: 01423 872827

Oatlands Infant School
Hookstone Road, HG2 8BT (0.6 miles)
Tel: 01423 871036

Rossett Acre Primary School
Pannal Ash Road, HG2 9PH (1.6 miles)
Tel: 01423 561579

Western Primary School
Cold Bath Road, HG2 0NA (1.6 miles)
Tel: 01423 502737

St Peter's Primary School
Belford Road, HG1 1JA (1 mile)
Tel: 01423 569684

Hookstone Chase Community Primary School
Hookstone Chase, HG2 7DJ (1.6 miles)
Tel: 01423 886026

Pannal Primary School
Pannal Green, Pannal, HG3 1LH (2 miles)
Tel: 01423 872407

SECONDARY SCHOOLS

St John Fisher Catholic High School
Hookstone Drive, HG2 8PT (0.3 miles)
Tel: 01423 887254

St Aidan's Church of England High School
Oatlands Drive, HG2 8JR (0.1 mile)
Tel: 01423 885814

Harrogate Grammar School
Arthurs Avenue, HG2 0DZ (1 mile)
Tel: 01423 531127

Rossett School
Green Lane, HG2 9JP (1.2 miles)
Tel: 01423 564444

Harrogate High School
Ainsty Rd, Harrogate HG1 4AP (1.5 miles)
Tel: 01423 548800

INDEPENDENT SCHOOLS

Brackenfield School
128 Duchy Road, HG1 2HE (2.4 miles)
Tel: 01423508558

Gateways School
Harewood, Leeds, LS17 9LE (7 miles)
Tel. 0113 288 6345

Highfields Preparatory School
Clarence Drive, HG1 2QG (1.9 miles)
Tel. 01423 537060

Ashville College
Green Lane, HG2 9JP (1.6 miles)
Tel. 01423 566358

Harrogate Ladies' College
Clarence Drive, HG1 2QG (1.5 miles)
Tel: 01423 504543

GSAL – Leeds Grammar
Harrogate Rd, Leeds, LS17 8GS (10.3 miles)
Tel. 0113 229 1552

Cundall Manor School
Cundall, York, YO61 2RW (21 miles)
Tel. 01423 360 200

SUPERMARKETS

M&S Simply Foods (0.7 miles)

Sainsbury's Local (0.8 miles)

Sainsbury's (1 mile)

Waitrose (1 mile)

Lidl (1.2 miles)

Morrisons (1.4 miles)

Asda (1.4 miles)

Aldi (2 miles)

GYM'S/FITNESS AND WELLBEING

Harrogate Sports and Fitness Centre
0.6 m (Walking)
<https://www.harrogatesfc.co.uk/>

Nuffield Health
Hornbeam Park
<https://www.nuffieldhealth.com/gyms/harrogate>

Coach Gym
<https://www.coachgyms.co.uk/gym-facilities/harrogate>

Rock climbing centre (Hornbeam Park)

<https://parthianclimbing.com/harrogate/>

Yoga studio (Hornbeam Park)

<https://www.govogaharrogate.com/>

Rudding Park (award winning) Gym and Spa

<https://www.ruddingpark.co.uk/spa/>

LOCAL FAVOURITES - FARMSHOPS/ CAFES/PUBS/RESTAURANTS

Fodder Farmshop and Café
Great Yorkshire Showground, HG2 8NZ
<https://www.fodder.co.uk/>

Weetons
Leeds Road, HG3 1EW
<https://crimple.co.uk/>

Yorkshire Cancer Research
Hornbeam Square West HG2 8PA
<https://yorkshirecancerresearch.org.uk/shop/harrogate-hornbeam-shop-and-cafe>

The Wild Plum
<https://www.snootyfroxx.co.uk/the-wild-plum/>

Travellers Rest
<http://www.thetravellersrestharrogate.co.uk/>

Al Bivio
<https://albivio.co.uk/>

Indulge Deli Bar
<https://www.indulgedelibar.co.uk/>

Roosters micro brewery /restaurant
<https://www.roosters.co.uk/>

Brew Bar
<https://www.brewbarharrogate.co.uk/>

Mackenzies Farm Shop
<https://mackenziesyorkshirefarmshop.co.uk/>

DOCTORS

Moss Healthcare
28-30 King's Rd, Harrogate HG1 5JP (1.4 miles)
Tel: 01423 560261

Kingswood Surgery
Wetherby Road, HG2 7SA (0.7 miles)
Tel: 01423 887733

Spa Surgery, Medical Centre
Mowbray Square HG1 5AR (1.3 miles)
Tel: 01423 503218

Park Parade Surgery, HG1 5AR (1.3 miles)

Mowbray Square

Tel: 01423 502776

East Parade Surgery
Mowbray Square Medical Centre, HG1 5AR (1.1 miles)
Phone: 01423 566574

HOSPITALS

Harrogate District (1.3 miles)

BMI The Duchy Hospital (1.5 miles)

Cygnets Hospital (1.6 miles)

Wharfedale Hospital (8.7 miles)

DENTAL CLINICS

South Park Dental Practice
HG1 5QU (0.7 miles)

North Park Dental Practice
HG1 5PD (0.8 miles)

Linden House Dental Practice
HG1 1ED (0.8 miles)

Harrogate Dental care
HG2 7DB (1.3 miles)

Clover House Dental Practice
HG1 4LL (1.8 miles)

TRANSPORT LINKS

ROAD

Easy access to the A1(M) and M62 connecting to the major commercial cities of Leeds, Manchester and Newcastle

RAIL LINKS

Hornbeam Park (0.3 miles) regular connections to Leeds and York
Harrogate (1.2 miles) Direct Trains to Leeds, York and London

AIRPORTS

Leeds/Bradford Airport (13 miles)
Teesside International Airport (50 miles)



Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

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