
Radley House 19a Haugh Lane
Ecclesall
Sheffield
S11 9SA
Saxton Mee









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GUIDE PRICE: £1.35m - £1.4m

Radley House is an exceptional contemporary new-build residence, finished to an outstanding standard and occupying an unusually large generous south-facing plot. Forming part of an exclusive development of just two individually designed executive homes, it enjoys one of South West Sheffield's most desirable addresses.

Extending to approximately 3,070 sq ft over four floors, the property has been thoughtfully designed to combine striking modern architecture with practical family living. Offering five bedrooms, three bathrooms and exceptional storage, every detail has been carefully considered to create a home of remarkable quality and comfort.

With one property already reserved, completion of Radley House is anticipated in February 2027. Ideally positioned on a quiet road, it is within easy reach of excellent local amenities, independent shops, cafés, restaurants, sports clubs, hospitals and universities, while the stunning scenery of the Peak District National Park is just a short drive away.

Images shown are computer-generated impressions and are intended for illustrative purposes only. As this is a new-build development, the final completed property may differ in appearance from the images provided.

- Exclusive Development of Two New Build Homes - Plot 1 Sold - Plot 2 Radley House Completion Due February 2027
- Unbelievably High Specification Throughout with Underfloor Heating to the Lower and Ground Floors
- Magnificent Large Principal Suite, Dressing Room and Luxury En Suite Bathroom
- CCTV Installed
- Large Integral Garage with EV Charging
- Accommodation Extending to Approximately 3070 sqft
- Spectacular Large Open Plan Living Kitchen with Bi-Fold Doors to Large Terrace
- Five Bedroom Accommodation over Four Floors with Three Bathrooms With Air Conditioning To The Master Bedroom And Open Plan Kitchen/Living/Dining Area
- Prestigious Address on a Quiet Road And Unusually Large South Facing Plot with Lovely Aspect
- Walking Distance of Excellent Schools and Other Amenities

Ground Floor

A spacious and impressive reception hall creates an immediate sense of arrival, showcasing a magnificent bespoke staircase and an elegantly appointed luxury cloakroom.

A well-equipped utility/laundry room provides practical convenience, while the exceptionally generous sitting room enjoys high ceilings and a delightful private outlook, offering a superb space for both relaxed family living and sophisticated entertaining.

Lower Ground Floor

The heart of the home is undoubtedly the spectacular open-plan living kitchen, impeccably appointed with an exceptional range of premium Leicht German units, complemented by elegant bevelled porcelain work surfaces and Italian tiled floor.

Designed with both everyday living and entertaining in mind, the space centres around a substantial island and is enhanced by a comprehensive suite of integrated appliances, including Siemens fridge and freezer, dishwasher, twin single ovens and warming drawer, together with a Bora PURU downdraft induction hob and the convenience of a Quooker boiling water tap, creating a kitchen of outstanding quality and contemporary sophistication.

An adjoining dining and family area seamlessly extends the living space, creating an exceptional environment for both everyday family life and stylish entertaining.

Overhead, a striking drop perimeter ceiling with integrated feature lighting enhances the contemporary aesthetic, complemented by an impressive maximum ceiling height of 2.7 metres that further accentuates the sense of space and light.

Expansive bi-fold doors open onto a generous south-easterly facing terrace, perfectly positioned to enjoy the morning and afternoon sun while providing an outstanding setting for al fresco dining and outdoor gatherings.

First Floor

The principal bedroom suite offers a calm and elegant retreat, featuring bespoke wall detailing, elegant Venetian plastered walls and fitted voile and blackout blinds.

A well-appointed dressing room with high-quality bespoke fitted storage leads through to the luxurious ensuite bathroom, complete with a premium suite including separate Lusso stone bath and separate shower and distinctive fluted glass door.

Two further generously proportioned bedrooms are served by a stylish Rak family bathroom, finished to an equally impressive standard. Featuring contemporary Vado taps, Aquaroc vanity unit, high-quality tiling and an illuminated mirror, the space reflects the meticulous attention to detail and superior specification found throughout the home.

Second Floor

The second floor provides a continuation of the accommodation, comprising a landing, two further well proportioned double bedrooms, fully tiled luxury shower room with Aquaroc vanity unit and a substantial large storeroom.

A dedicated plant room supporting seamless connectivity throughout the property.

Outside

To the front, a broad driveway, to be finished in either coloured resin or block paving (subject to final specification), provides generous off-road parking and leads to the substantial integral garage.

Equipped with a Horman electric garage door, EV charging point and internal access to the reception hall, the garage combines practicality for a large vehicle with modern convenience.

To the rear, the property enjoys an unusually large south-easterly facing garden, thoughtfully designed and landscaped to complement the contemporary architecture.

A striking 10 metre wide and 4.2m deep porcelain tiled terrace, creating an exceptional space for outdoor entertaining and al fresco dining, while the beautifully landscaped gardens beyond provide a private and tranquil setting with an attractive backdrop.

Specification

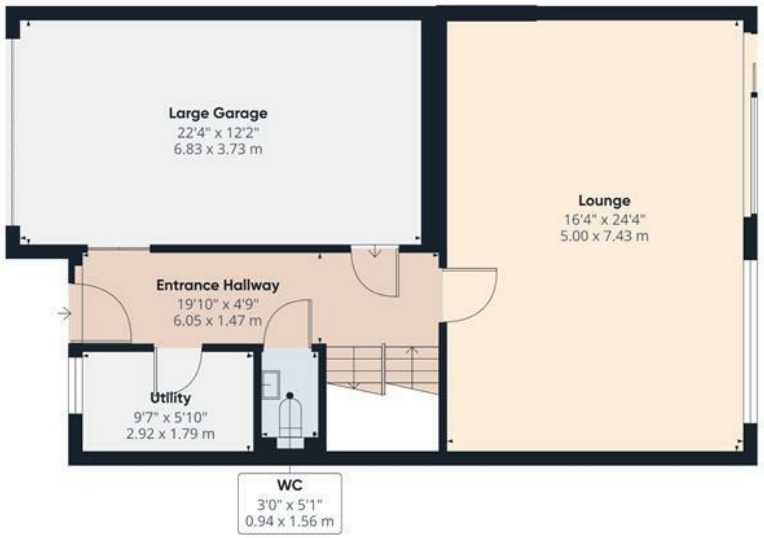
External Front Stonework - Derbyshire Medium Grain Gritstone from Stoke Quarry in the Peak District
Marley Old English clay roof tiles
Designed by Award Winning Architecture Practice

CODA Bespoke
Interior Design by Dibujo.Design
Block and beam solid floor to Ground floor
High quality carpets
Underfloor heating to the Lower Ground and Ground floors
Leicht German Kitchen
Extensive range of Siemens built-in appliances
Boro down draft induction Hob
Quooker boiling water tap
Luxury Aquaroc vanity units
Full Fibre Broadband
Cat 6 cabling
Comprehensive security system incorporating CCTV surveillance
EV Charging point
High quality Aluminium windows
MVHR (Mechanical Heat Ventilation Recovery System)
6 solar panels providing 2.5Kw
10 Year New Build Warranty

Floor plans are not to scale and are provided for guidance purposes only.



Ground Floor



Floor 1



Floor 2



Floor 3

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Approximate total area(1)

2929 ft²

272.2 m²

Reduced headroom

141 ft²

13.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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