



Brook House, 286 Dobcroft Road

Ecclesall, Sheffield S17 3ES



BROOK HOUSE

286 Dobcroft Road

Occupying a magnificent corner plot extending to just under a quarter of an acre, at the top of the highly sought-after Dobcroft Road within the exclusive suburb of Ecclesall, is this outstanding and substantially extended four-bedroom detached family residence.

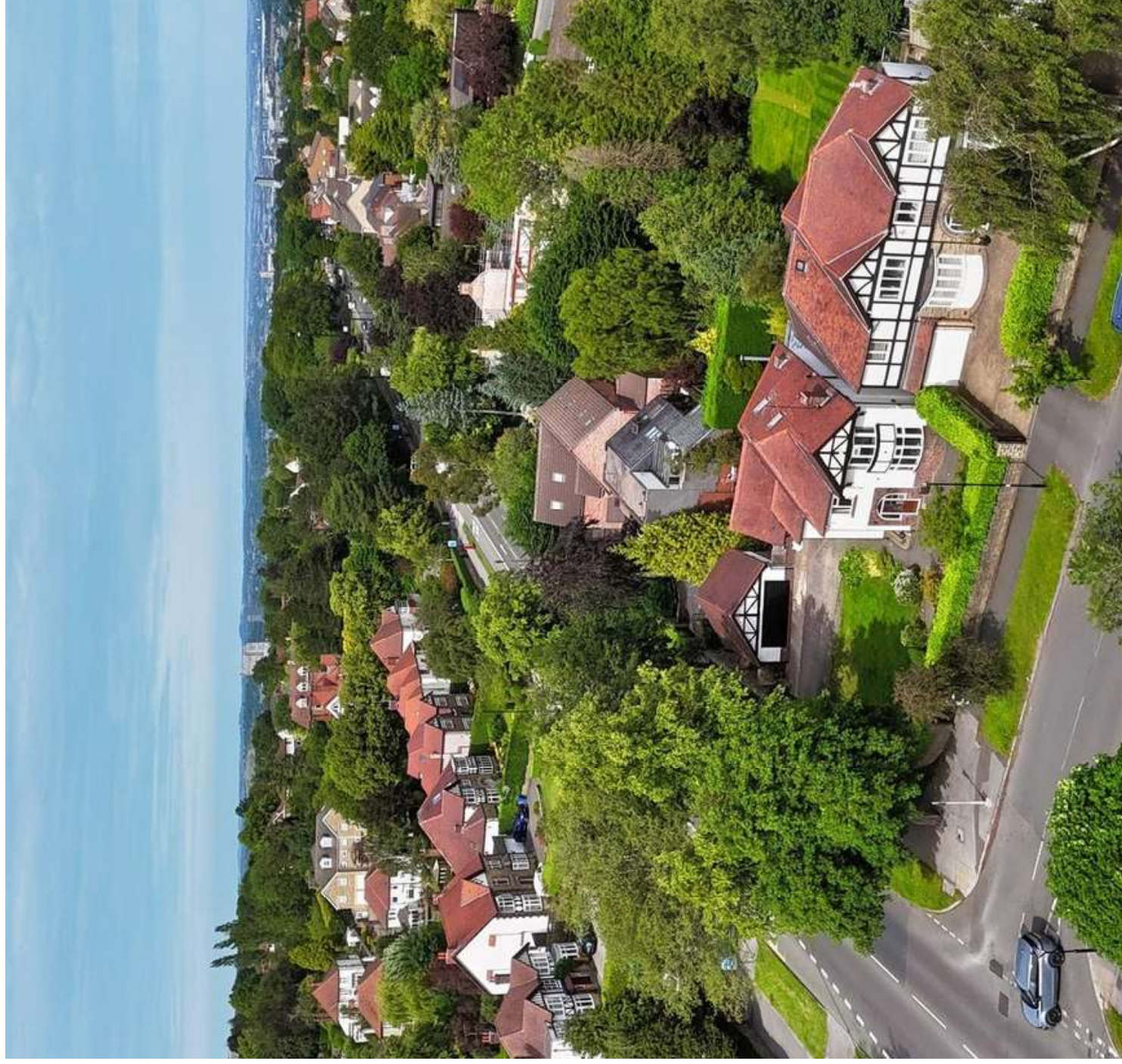
Beautifully presented throughout and thoughtfully enhanced by the current owners, the property effortlessly combines charming original character features with contemporary design and exceptional family living. Offering over 2,500 sq.ft. of versatile accommodation, together with superb landscaped grounds, extensive parking and a substantial detached double garage with studio/gym or games room beneath, this is a rare opportunity to acquire a truly impressive family home in one of Sheffield's most desirable residential locations.

The property enjoys a prime position within easy reach of excellent local schooling, a wide range of amenities, transport links and an abundance of nearby green spaces, creating the perfect balance between convenience and lifestyle.



KEY FEATURES

- Great location at the top of Dobcroft Road on a large corner plot in the very popular suburb of Ecclesall
- Four bedrooms and Two bathrooms and a large loft room providing a flexible use
- Stunning large open plan living kitchen with a large Orangery creating fantastic living space
- Great catchment area for schools and other amenities
- Excellent off road parking for several cars
- Large detached double garage with large studio / games room below
- Internal viewing highly recommended to fully appreciate the layout and space of the accommodation
- Sympathetically upgraded with original features
- Electric security entrance gate for added privacy
- Impressive broad reception hall with cloakroom



GROUND FLOOR

The accommodation is entered via a broad and welcoming impressive reception hall with cloakroom and deep cloaks cupboard. There is an elegant bay-windowed sitting room with feature fireplace, a separate formal dining room with contemporary fireplace, and a stunning bespoke Rational German kitchen featuring Corian work surfaces, a large central island and an extensive range of integrated Miele appliances.

Undoubtedly the heart of the home is the spectacular open-plan living space, which seamlessly flows into a generously proportioned orangery/garden room with feature media wall and French doors opening directly onto the entertaining terrace and gardens beyond.

Further ground floor accommodation includes a separate utility/laundry room, side entrance lobby and a substantial study/family room offering excellent flexibility for modern family life.



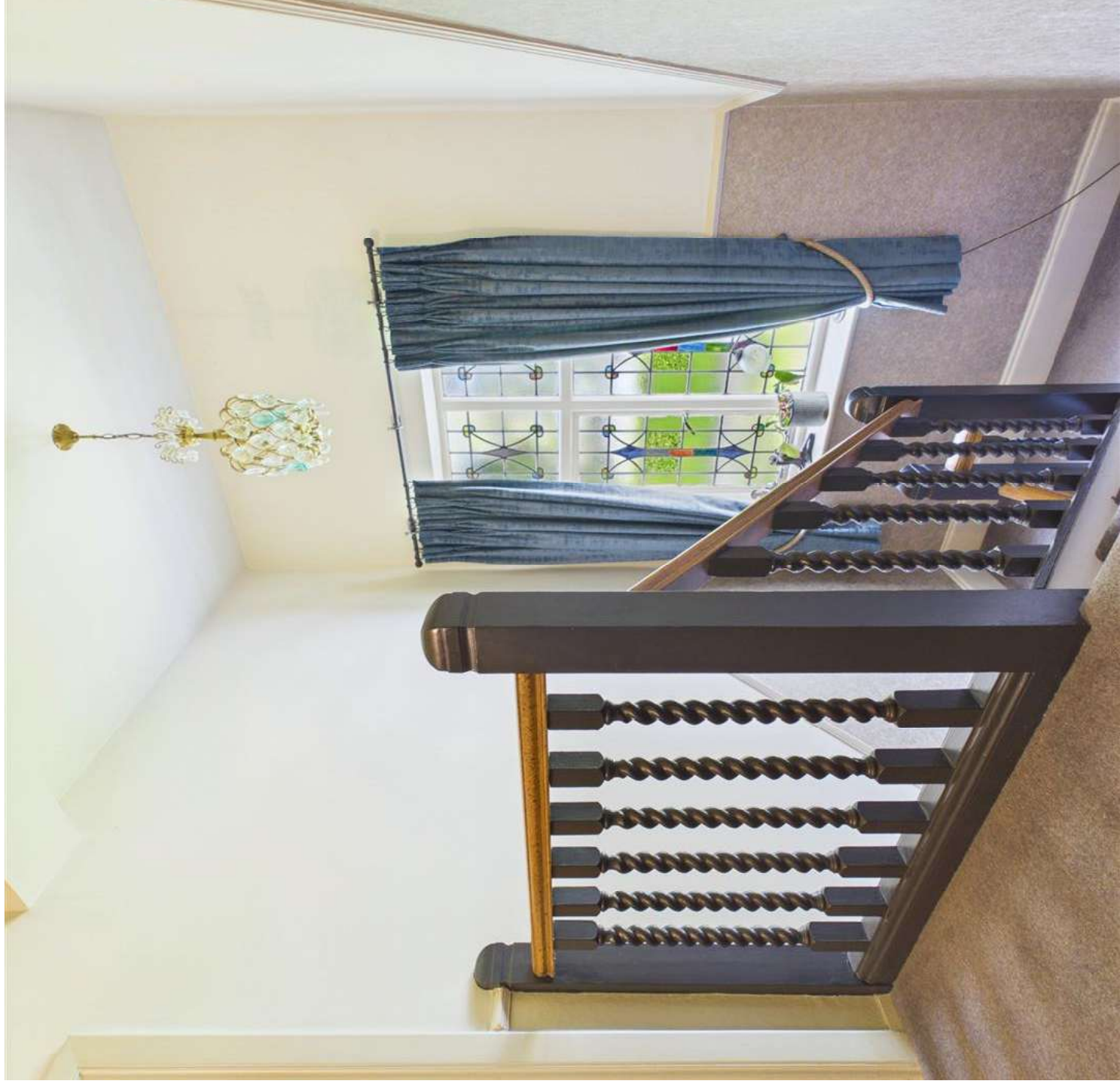




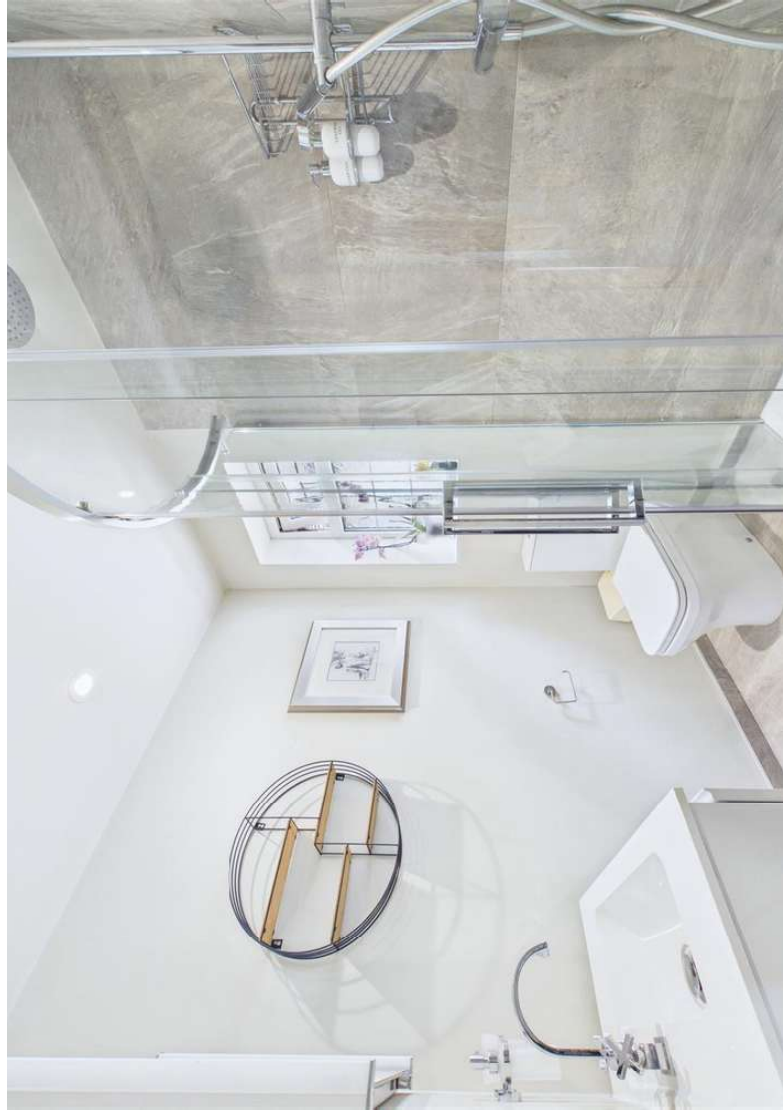


FIRST FLOOR

To the first floor, a spacious landing gives access to four well-proportioned bedrooms. The principal bedroom enjoys a bay window and luxurious en-suite shower room, whilst bedrooms two and three are generous bay-windowed doubles. Bedroom four is also an excellent size and is served by a beautifully appointed family bathroom featuring a Victorian + Albert freestanding bath and separate shower enclosure.



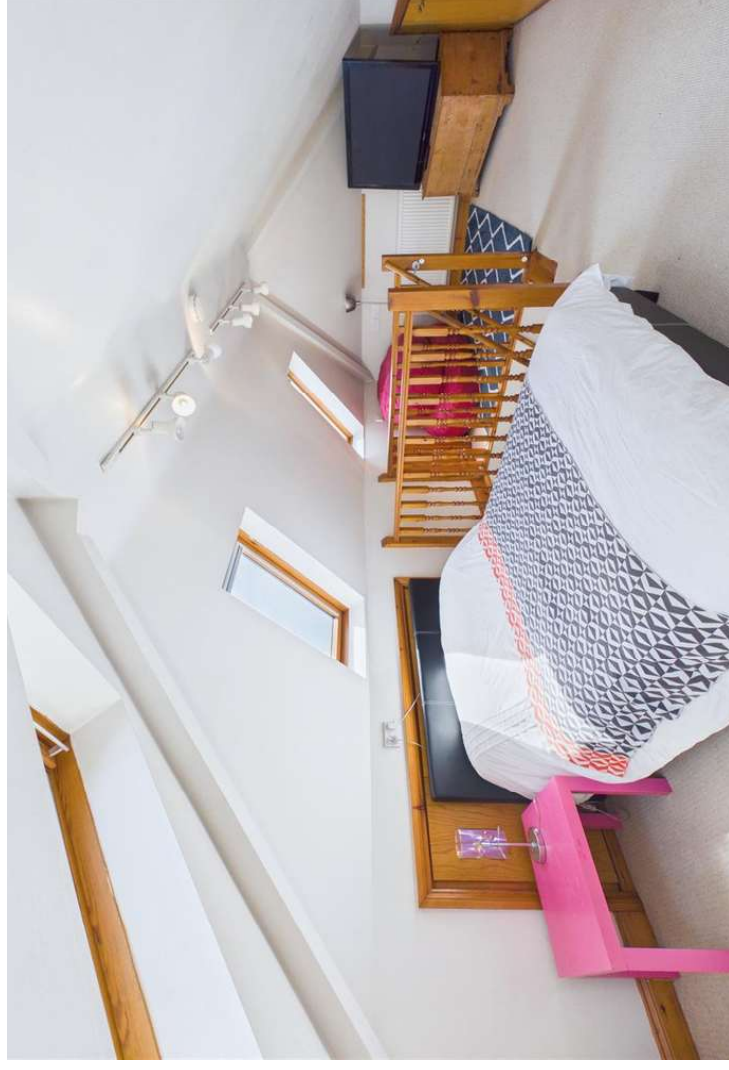
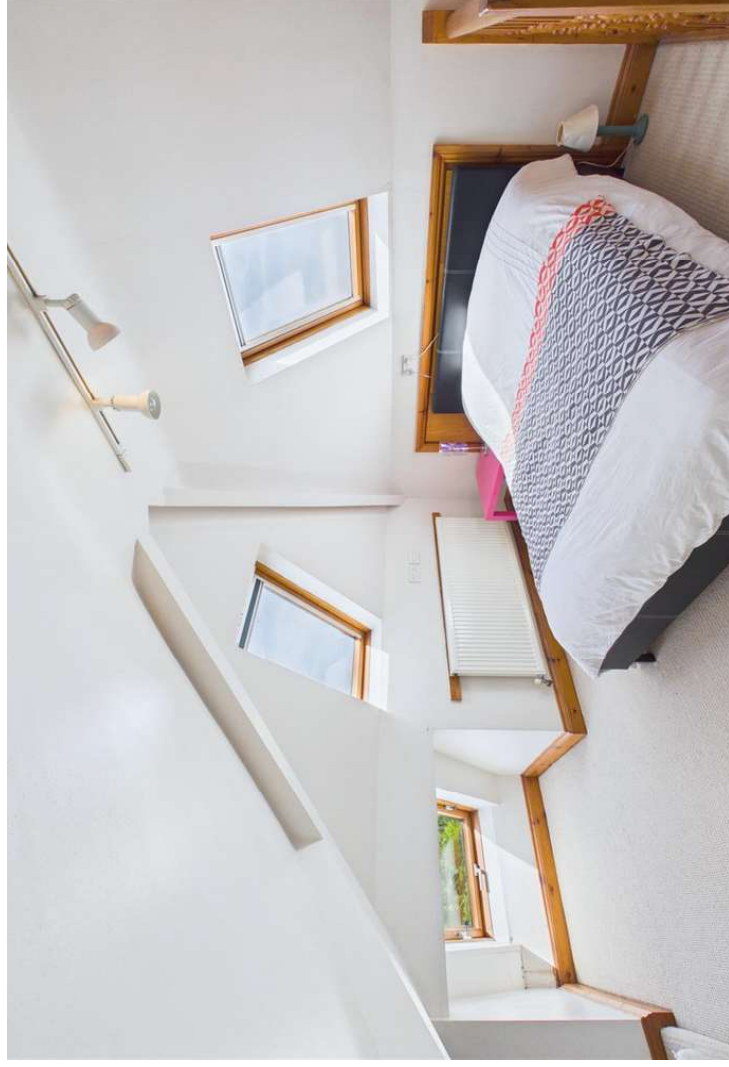
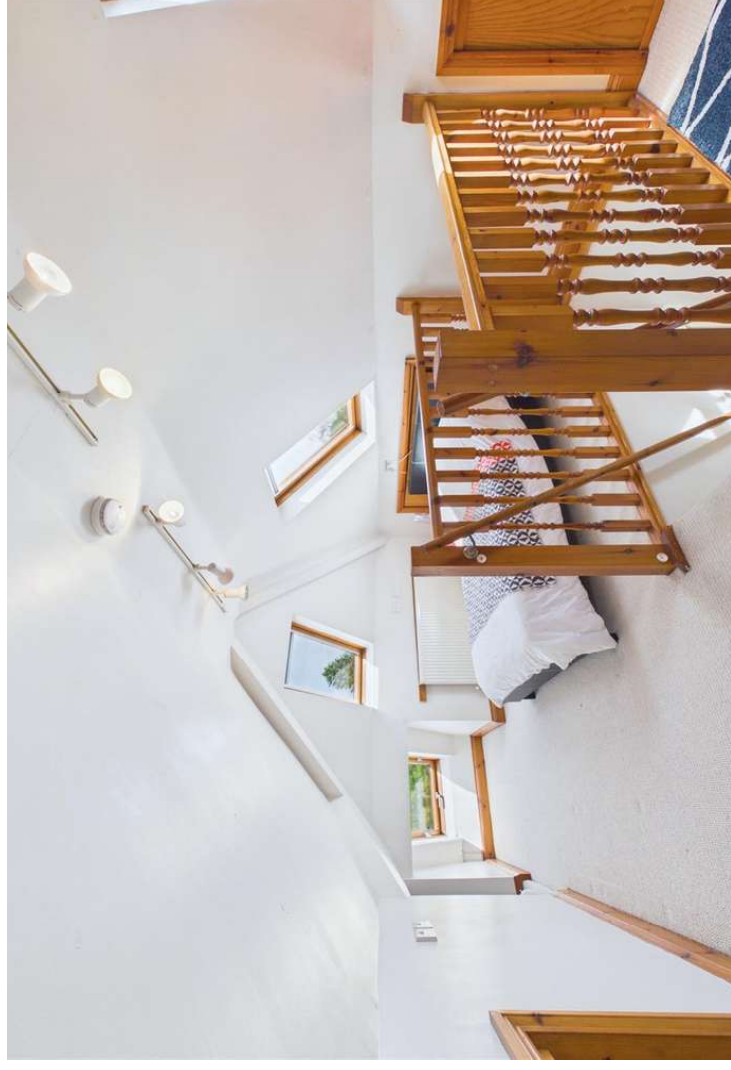






SECOND FLOOR

A staircase rises to the second floor where a large occasional room provides ideal space as a playroom, home office, hobbies room or additional family accommodation, whilst also offering excellent further potential if required.



EXTERIOR

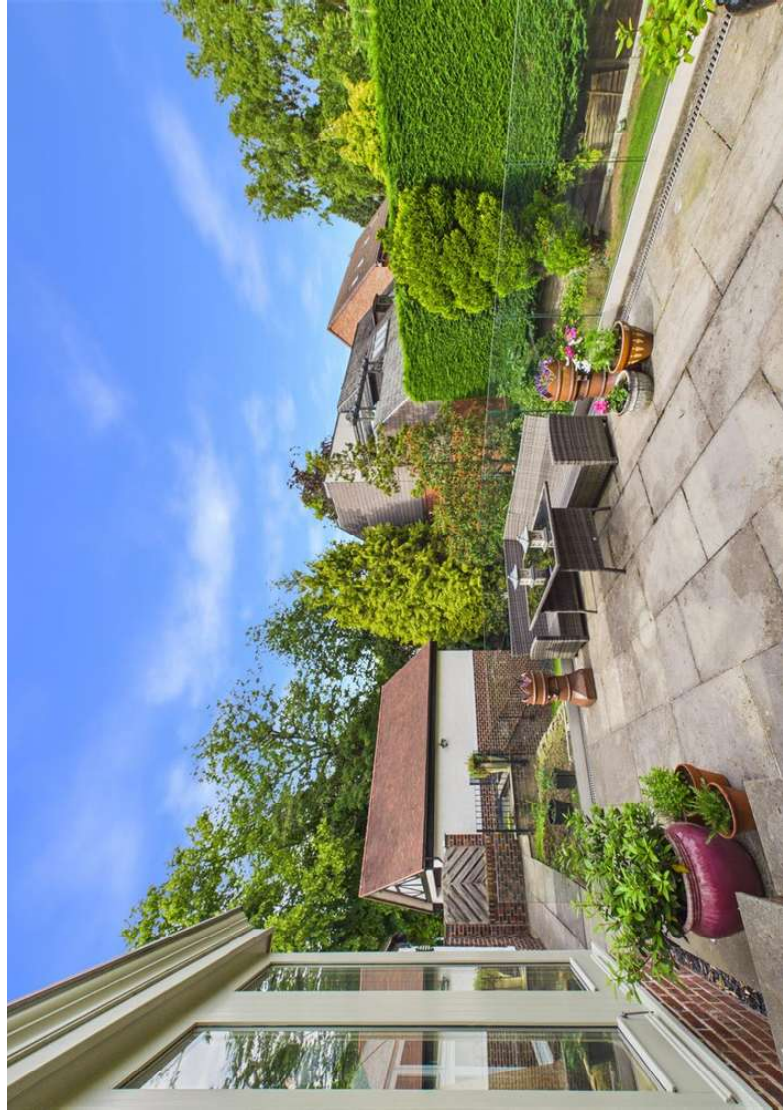
Externally, the property is approached via electric security gate from Ecclesall Road South, opening onto a substantial driveway providing extensive off-road parking and access to a large detached double garage. Beneath the garage is a large and highly versatile studio, gym or games room.

To the rear, a superb entertaining terrace with glazed balustrade overlooking the private gardens, which comprises a generous lawned area, mature borders and further gardens extending to the side and front, creating a wonderful environment for family life and outdoor entertaining.

Offering exceptional space and outstanding specification of approximately 2,500 Sq. ft, and a prestigious location, this remarkable family home represents one of the area's finest opportunities and must be viewed to be fully appreciated.









LOCATION

Situated on one of Sheffield's most prestigious and highly sought-after residential roads, this exceptional home enjoys an enviable position within Ecclesall, one of the city's premier suburbs. Renowned for its leafy surroundings, established character and outstanding quality of life, the area is surrounded by some of the city's finest green spaces, including Ecclesall Woods, Whiteley Woods and the picturesque Porter Valley, whilst the breathtaking landscapes of the Peak District National Park are just a short drive away.

Particularly favoured by families, Ecclesall benefits from access to highly regarded state schools including Dobcroft and Silverdale, alongside a number of excellent independent schools within easy reach. The vibrant amenities of Ecclesall Road are also close by, offering an excellent selection of cafés, restaurants, bars, independent boutiques and everyday conveniences.

Despite its peaceful and established setting, the area remains exceptionally well connected, with easy access to Sheffield city centre, the M1 motorway network and Sheffield railway station, which provides regular direct services to London.



FLOORPLAN TO BE ADDED



For further information
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