



SOUTHGATE COURT

H O N L E Y



There is a sense of home when you arrive at Southgate Court. Generous grounds sit behind electric gates which glide open to a sweeping brick driveway. To the right, the triple garage stands ready to greet you upon your return and houses a useful EV charger. Through the front door, which is surrounded by double height windows, the grand entrance hall is flooded with sunlight. A gentle warmth from underfloor heating welcomes you home, setting the tone for what's ahead.



Heart of the Home



The kitchen living diner forms the centre of daily life. Double doors lead you into a space that feels both sophisticated and effortless. Set the ambiance in this room with smart LED lighting that allows areas to be lit in varying colours and brightness. Every part of this space has been thoughtfully considered for everyday living. A Siematic kitchen rests to the left, where every detail reflects considered quality. An array of integrated Miele appliances from induction hob and extractor fan to a trio of ovens, integrated fridge freezer and wine cooler are housed in sleek cabinetry. The island with granite worktop sits proudly where it is home to the hob, alongside raised bar seating which provides practical day to day seating or a great place to entertain guests whilst cooking.



"We use this room everyday but we have also hosted some great dinner parties in here with friends."



A cosy place to gather, the living area's media wall frames space for a television and its electric fireplace adds a soft flicker that encourages long evenings together. The dining area comfortably holds an eight seat table and enjoys views through French doors to the garden which allow for a natural flow of inside and outside living.



Flexible Rooms

Off the entrance hall is a versatile sun, a space that can be used as a separate formal dining room, play room or study. A pool table and large sofa currently allow for downtime after a busy day or somewhere for children to retreat to with friends. Windows overlook the garden and patio so the room remains bright and connected to the outdoors. Through double doors from the hallway is a formal sitting room that provides an additional space to relax or entertain in with even room for a baby grand piano. French doors open the home yet again to the outdoors. Both reception rooms enjoy the same smart LED lighting system as the kitchen living diner.

“This was always a place where the kids gathered at parties, you could always hear laughter in here.”



Practical Spaces

A convenient downstairs WC sits off the hallway opposite a useful utility room, which doubles as a spice kitchen containing a Bosch oven and hob, sink and space for a washer and dryer. From here there is external access to the garden and internal entry to the triple garage, which make daily routines easy.



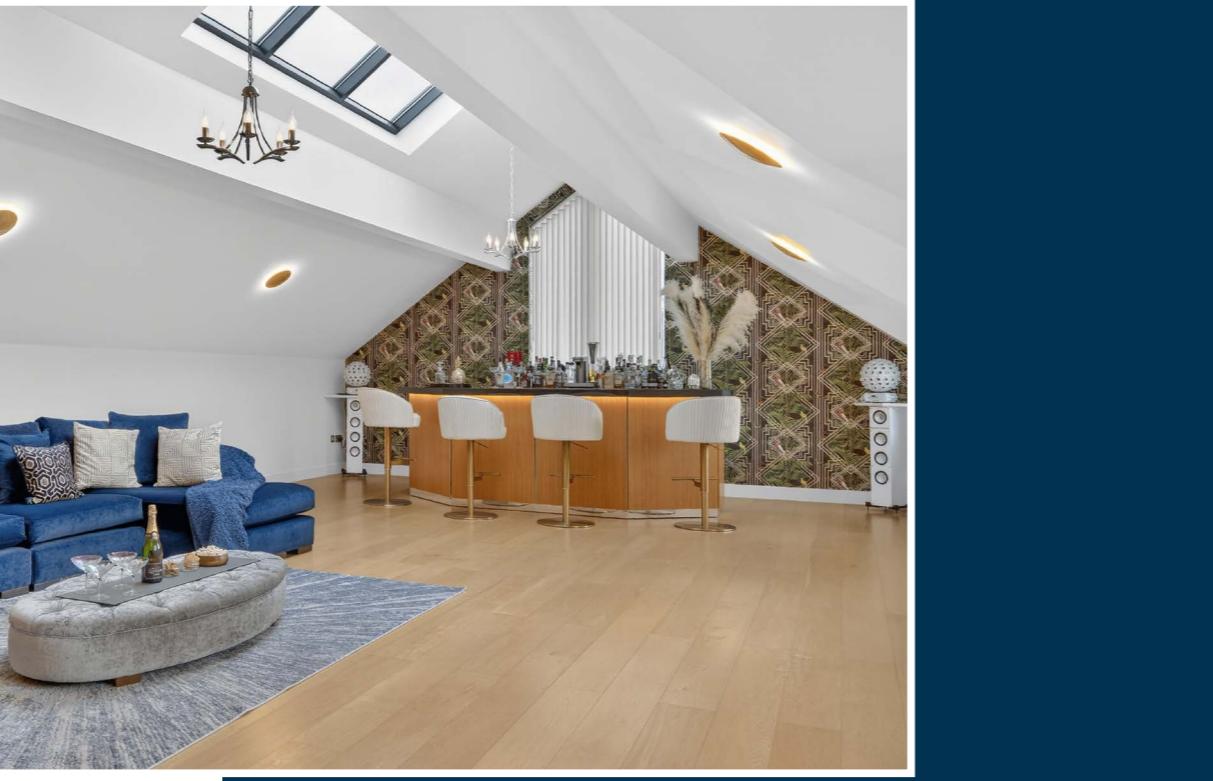


The floating oak staircase rises to a spacious landing. To the right, double doors lead into an impressive entertainment room stretching across the entire length of the triple garage below.



A Place to Party

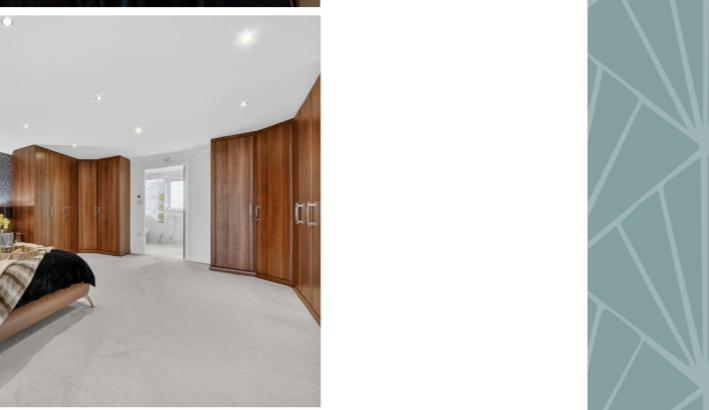
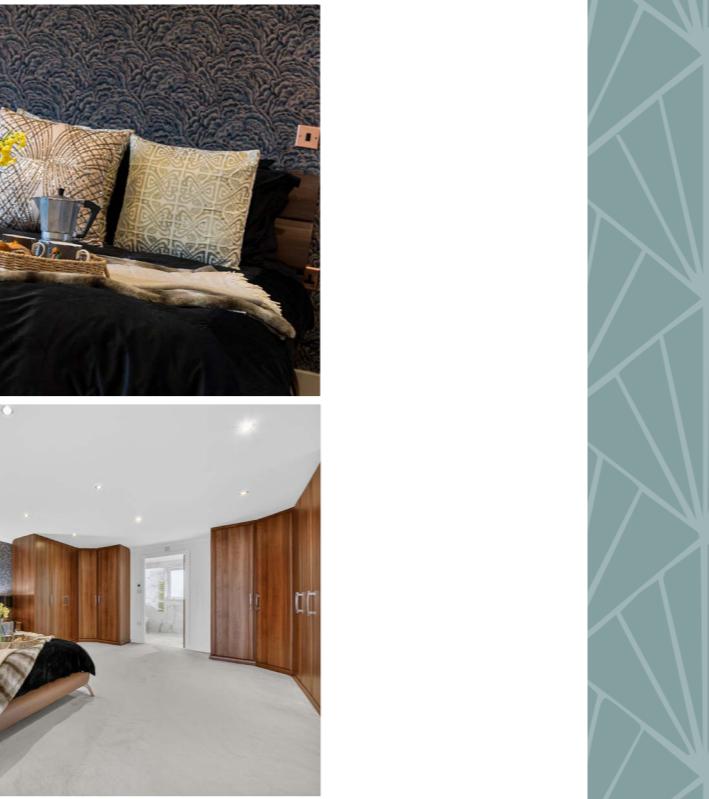
Laser lighting and a built-in bar create the perfect atmosphere for evenings with friends making this the ultimate setting for celebrations. Skylights pull daylight in from above and windows provide an outlook of the nearby cricket green and views beyond.



“If walls could speak they would tell many stories of times spent with friends celebrating in here.”

A Sumptuous Retreat

The principal suite is grand in scale. Ample space for a super king size bed and wraparound dark wood cabinetry give the room a luxurious hotel feeling. Equally spacious, the en-suite bathroom is finished in white marble effect tiles with gold veining which complements the hardware that runs throughout. A large walk-in rainfall shower with bench makes this room feel indulgent yet calm.



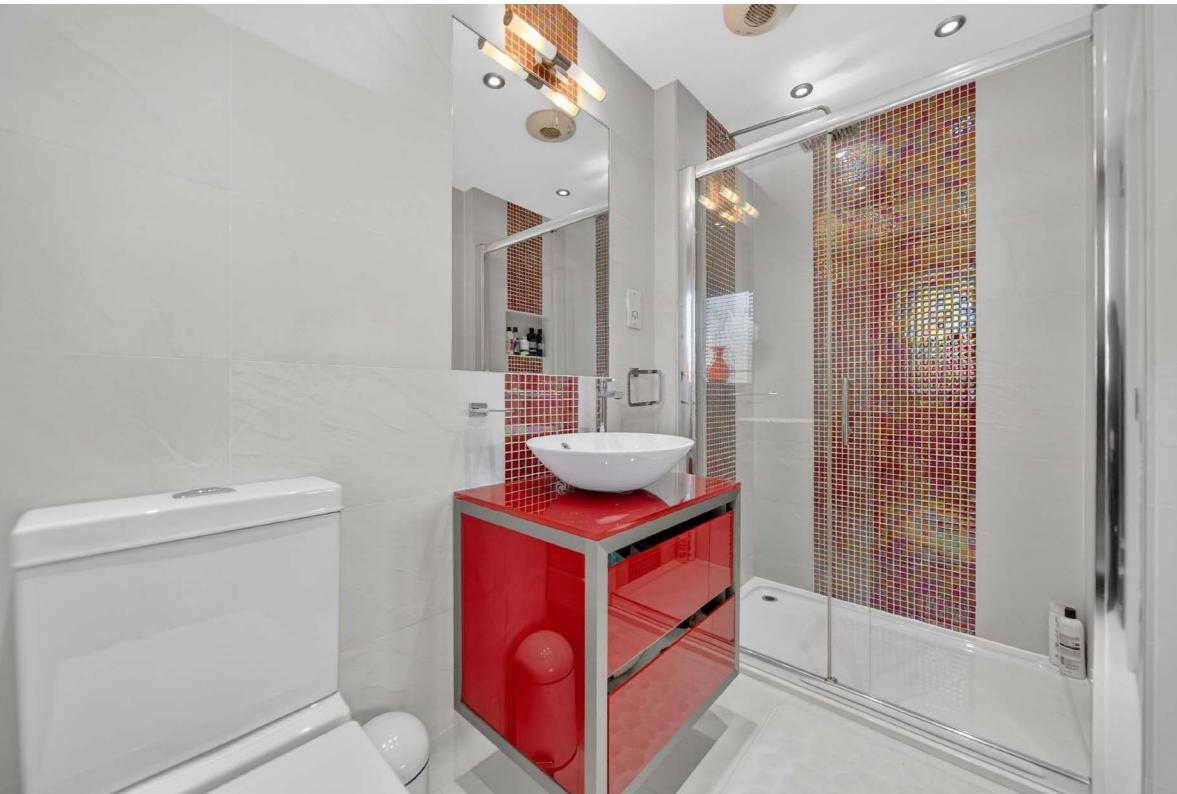


“It's easy to lose hours in here, soaking in the tub watching the TV or listening to music.”



Rest & Refresh

A generous double bedroom complete with floor to ceiling wardrobes, offers ample storage. The large window ushers in natural light making this room light and airy. An en-suite with rainfall shower, wash basin and WC accompanies this room. Two further double bedrooms of equal size benefit from fitted wardrobes and large windows, flooding these rooms with light. These rooms are the perfect size for children's bedrooms or large guest bedrooms. The family bathroom is beautifully finished in large grey stone tiles that mimic soft marble. A freestanding Villeroy & Boch bath sits ready for quiet evenings while a walk-in rainfall shower offers a refreshing start to the day. The smart features of the home continue with integrated TV, smart speakers and Japanese toilet. Luxury and technology sit together in harmony.





Ascend Again

A fifth double bedroom can be found on the top floor. It's the perfect guest retreat with fitted wardrobes, eaves storage, a skylight and en-suite, finished in soft grey tiles with a walk-in shower. To the left of the landing is a dedicated study. A built-in desk wraps around three sides creating a generous workspace with shelving. Skylights draw in light and act as a picture frame for surrounding views. Beyond the study, a door opens into a large gym with its very own steam room. Wooden flooring underfoot makes this a practical flexible space that can easily shift its purpose with ease.

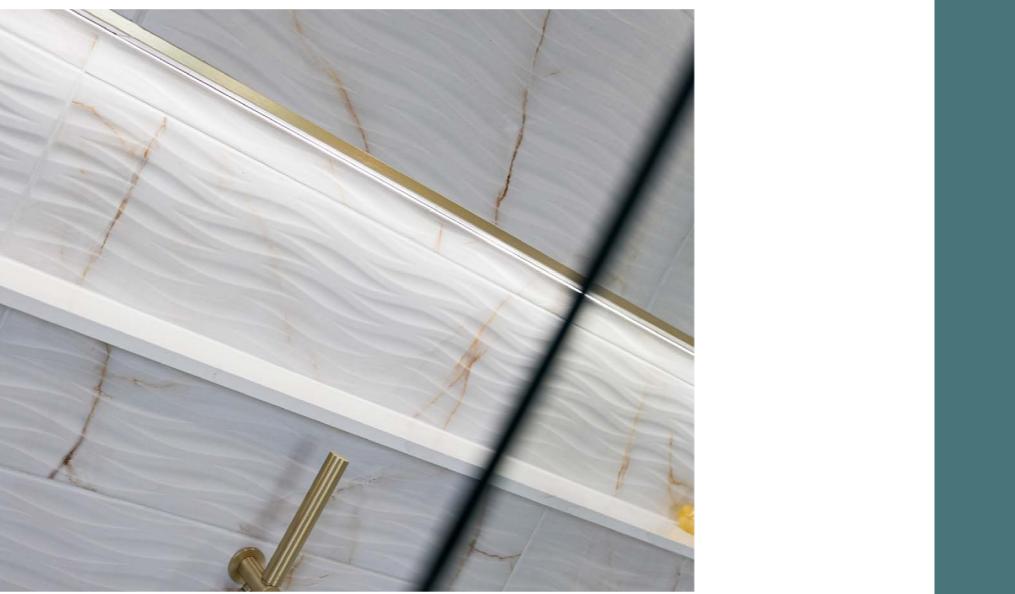
“I love being able to come up here anytime and workout, it works so well for us”



Outdoor Living

The rear garden, framed by a wraparound stone-flagged patio, makes for a wonderfully secluded setting for alfresco dining and effortless entertaining from midday through to the last warm glow of the evening sun. French doors open directly from both the kitchen living diner and the sitting room, creating a seamless connection between inside and out. Perfect for families, the generous lawn provides a safe and inviting space for children to run, play and explore, with secure gates separating the garden from the front driveway. Surrounded by raised beds filled with mature trees and established shrubs, the garden is rich with colour, texture and year-round interest, offering an outdoor retreat to be enjoyed in every season.





Ask the Owners

Where do you go when you need..



Schools

Honley Junior Infant & Nursery School (Good)
Honley High School (Good)



Place to Eat

DEVOUR, Holmfirth (5 min drive)



Pint of Milk

Co-Op (2 min walk)



Best Walk

Magdale Conservation Area



Chemist

Medicare Chemists (1 min walk)



Takeaways

The Canton Chef, Honley



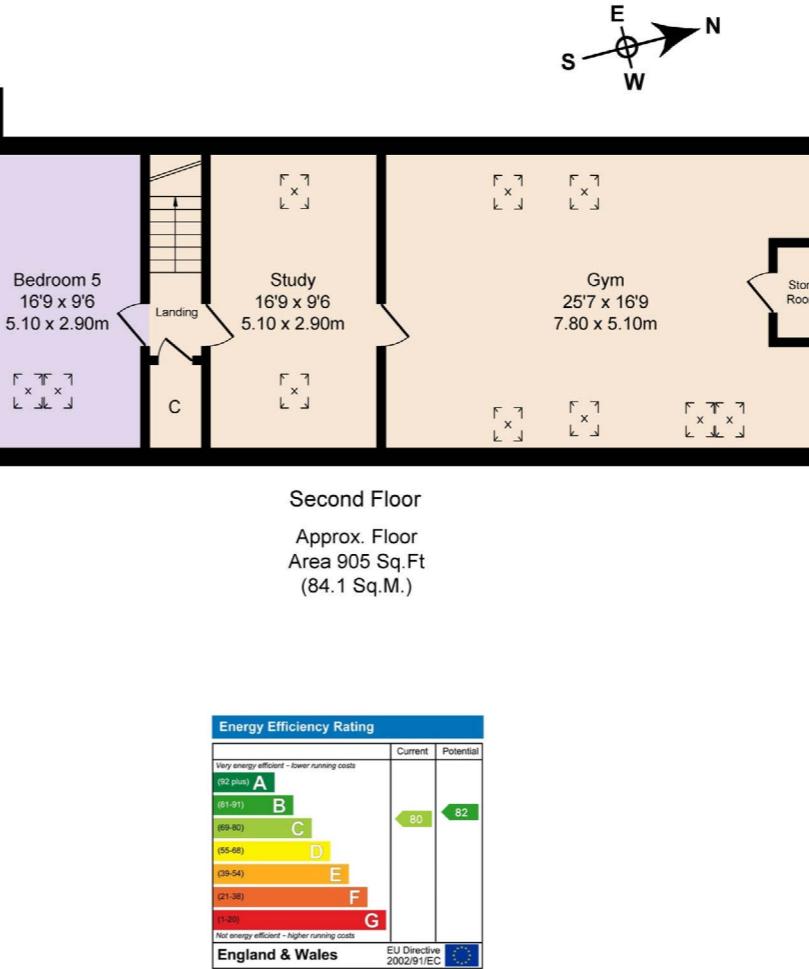
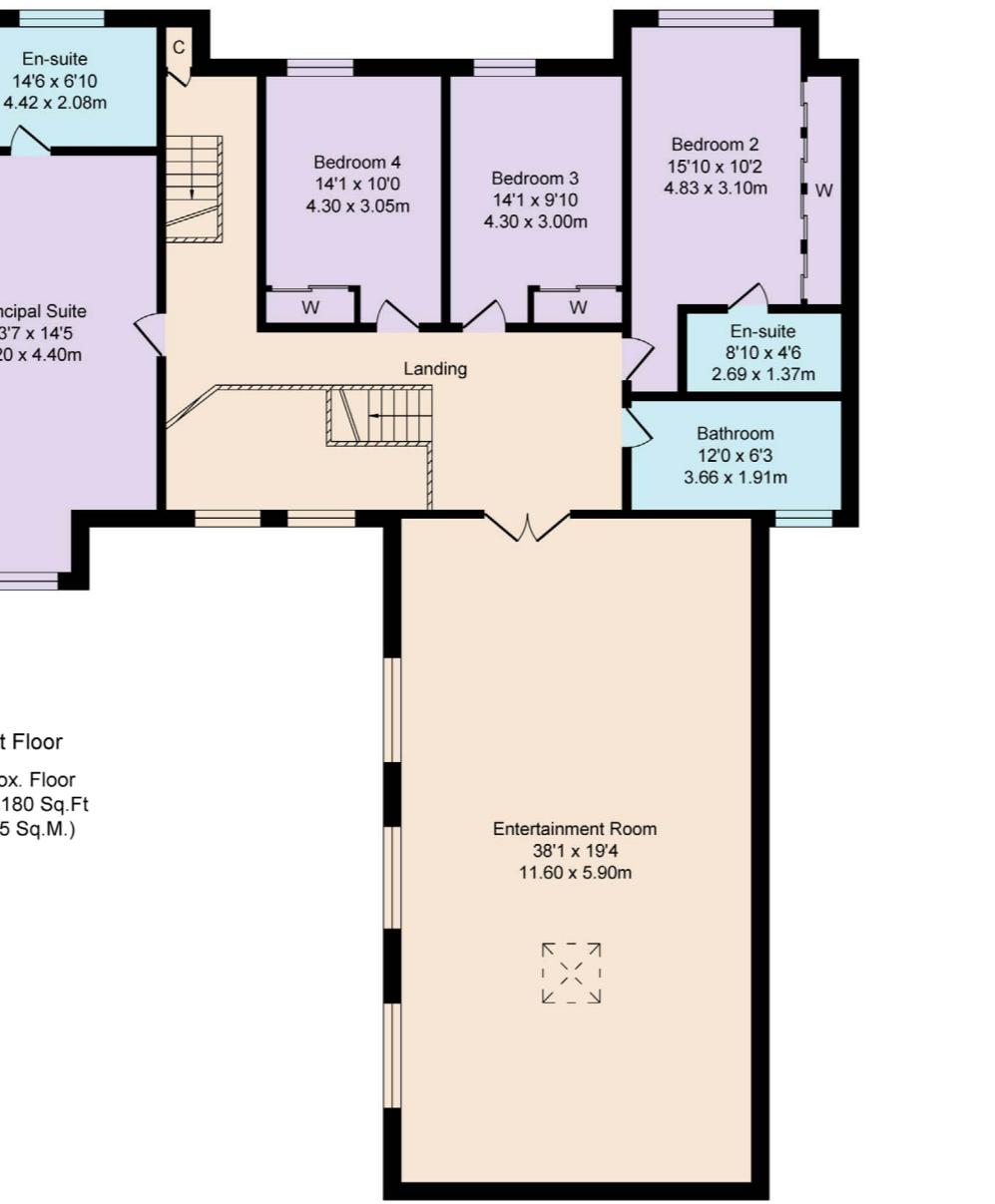
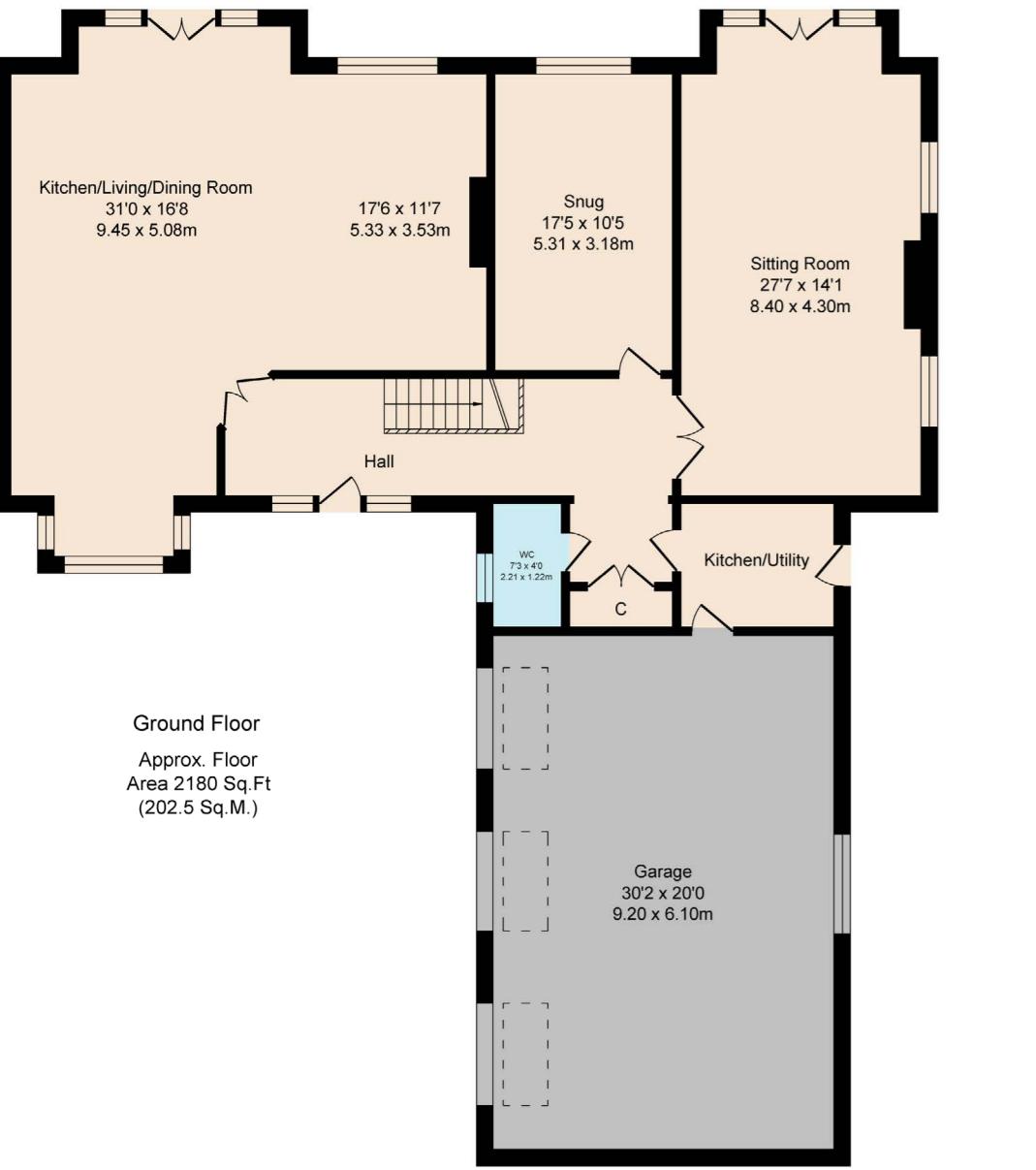
Public Transport

Bus: regular services to Huddersfield & surrounding areas (1 min walk); Train: from Honley Station to Huddersfield & Sheffield (12 min walk)



Gym

Phoenix Squash & Fitness (2 min walk)



Total Approx. Floor Area 5265 Sq.ft. (489.1 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Finer Details

- Modern detached family home
- 5 bedrooms
- 5 reception rooms
- 4 bathrooms (3 en-suite)
- Siemens open plan kitchen/diner
- Second prep kitchen
- Electric gated driveway with integral garage
- Entertainment room with bi-fold lighting
- Gym & steam room
- Mature gardens with large patio
- Mains services
- Walking distance to Honley town centre & rail station



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 WHAT3WORDS: ///voting.elbow.grand



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