



Foxstone House, Crabtree Green, Collingham, LS22 5AB



# Key Features

- Exceptional five bedroom detached family home
- Stunning open plan kitchen with central island
- High spec Neff appliances and Quooker tap
- Bifolding doors leading from dining area to garden
- Bespoke illuminated understairs wine store
- Luxurious principal bedroom suite
- Four further bedrooms, two with ensuites
- Converted garage to gym and extra storage
- Electric sliding gate & extensive parking
- Beautiful landscaped gardens to front & rear



*Foxtone House is a striking and beautifully appointed detached family home, combining contemporary elegance with superb practicality across approximately 2,814 sq.ft. of meticulously finished accommodation.*







Set behind an electric sliding gate in one of Collingham's most desirable positions, the property has been thoughtfully upgraded by the current owners to create a turnkey home of exceptional quality, perfectly suited to modern family living and entertaining.

The welcoming reception hall immediately sets the tone, featuring stylish tiled flooring which benefits from underfloor heating throughout the ground floor, creating a warm and comfortable environment year-round. A standout design feature is the bespoke illuminated understairs wine store, creating an impressive focal point and a superb entertaining statement. Double doors open into the elegant living room, where a contemporary remote-control gas fire provides a warm and sophisticated centrepiece. The ground floor also benefits from a beautifully fitted playroom with bespoke units and cupboards, separate utility room and guest W.C.

For additional peace of mind and modern convenience, the property is fitted with a CCTV security system and alarm, together with an integrated Sonos sound system providing audio throughout the home and externally to the rear garden, ideal for entertaining.

At the heart of Foxtone House is the stunning open-plan kitchen with spacious dining area, designed for modern family life and effortless entertaining. The kitchen is centred around a striking island with underlit quartz worktops and complemented by a full suite of premium integrated NEFF appliances, including induction hob with downdraught extractor, oven, microwave, dishwasher, fridge and freezer. A Quooker boiling and filtered water tap adds further luxury and convenience. The generous dining space sits beneath contemporary lighting and is perfectly positioned beside bifold doors which open directly onto the landscaped rear garden, allowing natural light to flood the room and creating excellent indoor-outdoor flow.

The first floor provides four beautifully proportioned bedrooms arranged around a bright landing, together with a practical laundry cupboard. The impressive principal suite enjoys a walk-in dressing room and stylish en-suite shower room, creating a calm and private retreat. Two further bedrooms also benefit from their own en-suite facilities including the guest bedroom and an additional double bedroom, making this an ideal layout for family living and visiting guests alike. A fully tiled luxury house bathroom, complete with walk-in shower, twin sinks and high-quality contemporary fittings, serves the remaining bedroom.

The second floor offers superb versatility and is currently arranged as a cinema room, providing an excellent additional reception space. This level could equally serve as a fifth bedroom, teenage suite or home office depending on requirements.

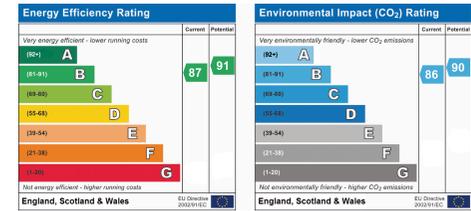
Externally, Foxtone House continues to impress. To the front, an electric gate opens onto an extensive block-paved driveway providing ample parking. To the rear, the beautifully landscaped garden offers an excellent degree of privacy, featuring a generous terrace, lawn and outdoor lighting, ideal for both relaxing and entertaining, enhanced further by integrated external speakers. The former garage is currently utilised as a gym and storage space, adding further flexibility.

Collingham remains one of West Yorkshire's most desirable villages, offering a strong community feel alongside excellent amenities including local shops, GP surgery, sporting facilities and restaurants. Families benefit from easy access to Collingham Lady Elizabeth Hastings Primary School, Wetherby High School and other highly regarded options, while excellent transport links via the nearby A1(M) provide convenient access to Leeds, York and Harrogate.

Foxtone House represents a superb opportunity to acquire a high-specification, turnkey family home in a prime village setting combining luxury, space and modern lifestyle living in equal measure.

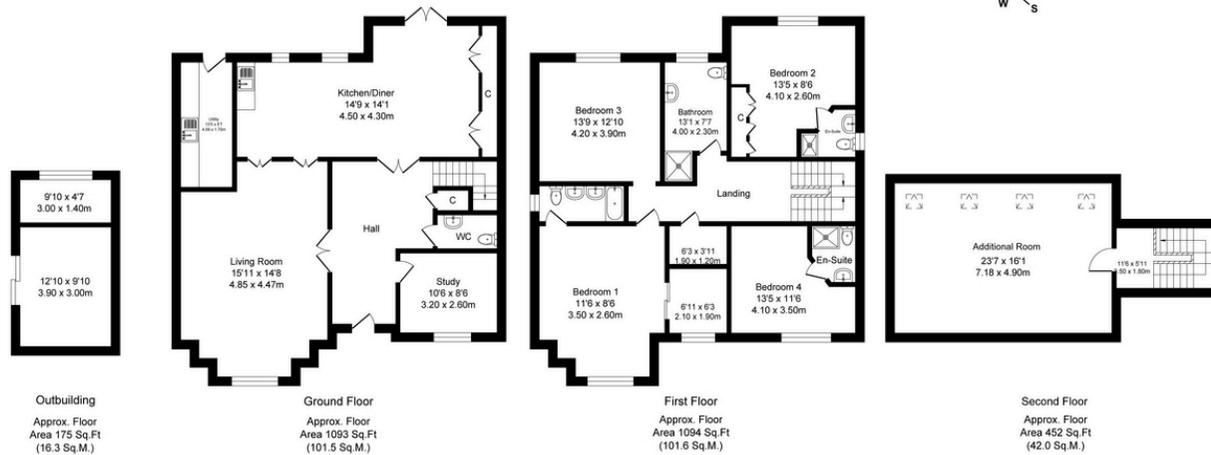
SERVICES: We are advised that the property has mains water, electricity, drainage and gas.

N.B. Some photography is from Summer 2025.



**Foxstone House Crabtree Green Collingham LS22 5AB**  
**Total Approx. Floor Area 2814 Sq.ft. (261.4 Sq.M.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** Leeds City Council

