



OXCLOSE
Weeton

Carter Jonas

OXCLOSE, WOODGATE LANE, WEETON, LEEDS, NORTH YORKSHIRE LS17 0AP

A BEAUTIFULLY PRESENTED FAMILY RESIDENCE SET WITHIN STUNNING PRIVATE SOUTH FACING LANDSCAPED GARDENS TOGETHER WITH ADJOINING PADDOCKS AND COPSE IN ALL OF SOME 5½ ACRES ON THE FRINGE OF THE SOUGHT AFTER NORTH YORKSHIRE VILLAGE OF WEETON.

GROUND FLOOR

Entrance vestibule • Reception hall • Guest cloakroom
Drawing room • Family room • Dining room • Bespoke fitted kitchen • Breakfast room • Sitting room • Rear entrance lobby

FIRST FLOOR

Galleried landing • Principal bedroom with private entrance lobby, fitted dressing room and en suite bath/shower room • Large guest bedroom/annexe or teenager's suite with shower room • Third bedroom with en suite bathroom • Fourth bedroom

OUTSIDE

Electric entrance gates • Secure courtyard parking area
Detached four car garage with home office • Stunning professionally landscaped formal gardens with water feature • Bespoke oak framed range of outbuildings/stables • Adjoining paddocks and copse





THE PROPERTY

The sale of Oxclose offers a rare opportunity to acquire a signature residence offering spacious and immaculately presented accommodation. Specification is of a very high standard and an internal inspection is essential to fully appreciate this exceptional home. A separate bedroom suite also offers scope for a dependent relative or nanny if required. The majority of the principal rooms take full advantage of the stunning views over the gardens and the open greenbelt countryside beyond.

The location gives the best of both worlds being secluded and adjacent to open countryside yet within 15 minutes' drive from Harrogate town centre.

The grounds are truly spectacular with many delightful vistas particularly over the water feature in the front garden with open countryside beyond. The house is approached through electric entrance gates opening into a forecourt and parking area where there is a four car detached garage with home office.



THE LOCATION

Oxclose occupies an appealing position on the periphery of the popular village of Weeton, which enjoys a quiet yet accessible position between Harrogate and Leeds. The property is well placed for easy access onto the A61 which in turn leads to the spa town of Harrogate, well known for its wide and varied range of amenities including excellent shops and restaurants.

The commercial centres of Leeds, Bradford and York are within daily travelling distance and there are local rail stations in Weeton and Pannal which provide regular services to mainline stations in Leeds and York. Leeds/Bradford airport is within 7 miles.

ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings

Strictly by prior appointment through the selling agents – Carter Jonas – 01423 523423

Directions

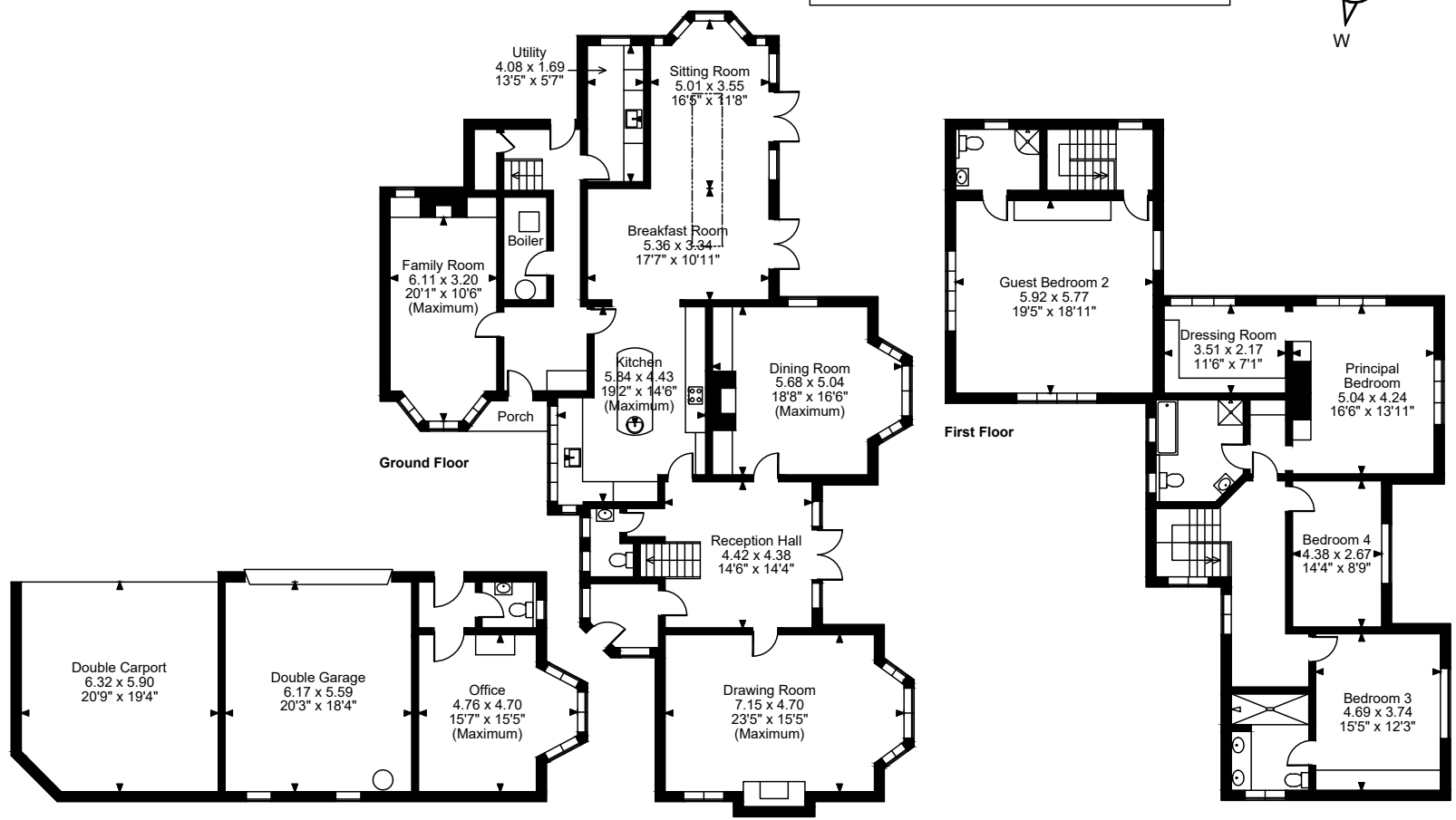
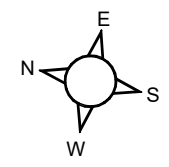
Sat Nav - LS17 OAP







Oxclose, Woodgate Lane, Weeton
Approximate Gross Internal Area
Main House = 3,701 sq ft / 344 sq m
Garages & Office = 1048 sq ft / 97 sq m
Total = 4,749 sq ft / 441 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 64 |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





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