



12 Oxclose Lane, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8XQ

Saxton Mee

# 12 Oxclose Lane

## Dronfield Woodhouse

Offers In The Region Of

# £565,000

This truly superb four/five bedroomed stone built detached period cottage is tucked away from the main thoroughfare yet within easy reach of a host of nearby amenities including Sindelfingen Park, shops, doctors/pharmacist and renowned local schooling.

The attractively presented and nicely appointed property is understood to date back to the mid 1850's and has been tastefully improved to have the benefit of a re-slatted roof in July 2025, impressive new kitchen fittings along with new uPVC double glazed windows and new combination boiler within relatively recent years.

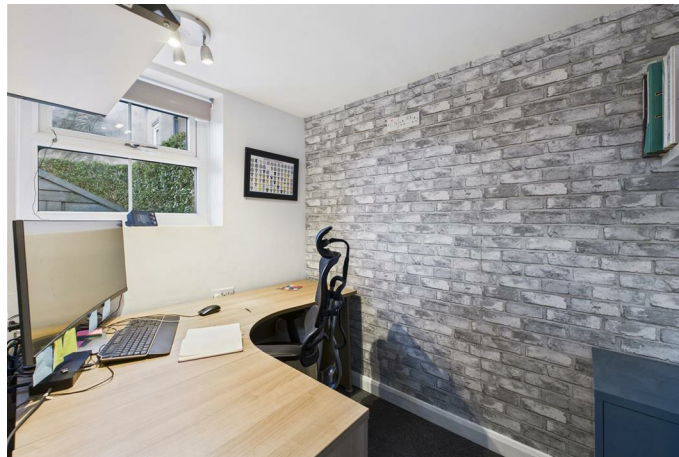
The deceptively proportioned accommodation extends to just under 1500 sq ft (140 sq m) and briefly comprises: reception hall, new composite front door, impressive open plan living/dining kitchen having been tastefully appointed with a range of new units in November 2024 with there being a double sided log burner, spacious living room, rear lobby, ground floor bedroom or study with en-suite wash room with built in wardrobes. Opening off the reception hall is a large utility/store and office which is ideal for anyone working from home.

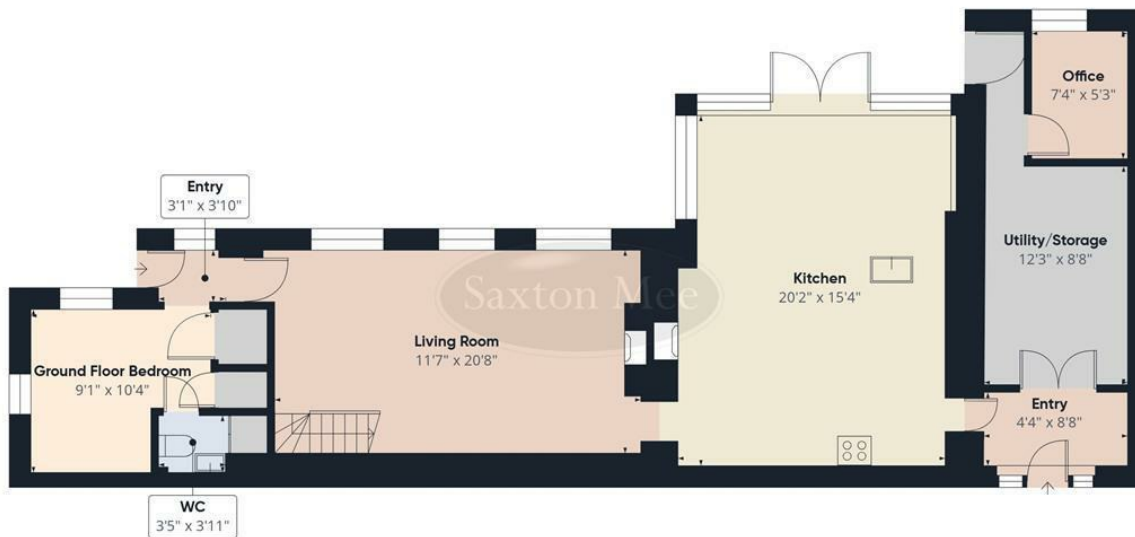
First floor landing off which opens three bedrooms, excellent family bathroom and superb master bedroom with en-suite shower room and walk in wardrobe.

Outside there is off road parking and access from Oxclose Lane with there being additional on street parking off Windsor Drive. The private garden is an appealing feature of the property complementing the accommodation being lawned with hedging and having a stone flagged patio, pergola and herbacious beds.

- Superb stone built detached cottage
- Deceptively well proportioned with 1500 sq ft / 140 sq m of accommodation
- Backwater location close to a host of local amenities
- New roof in July 2025 and new kitchen in 2024
- Versatile and flexible accommodation
- Impressive open plan dining/living kitchen
- Double sided log burner
- Office and large utility/store
- Private garden - viewing recommended
- EPC: D / Freehold / Council Tax Band: D







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1487 ft<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

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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