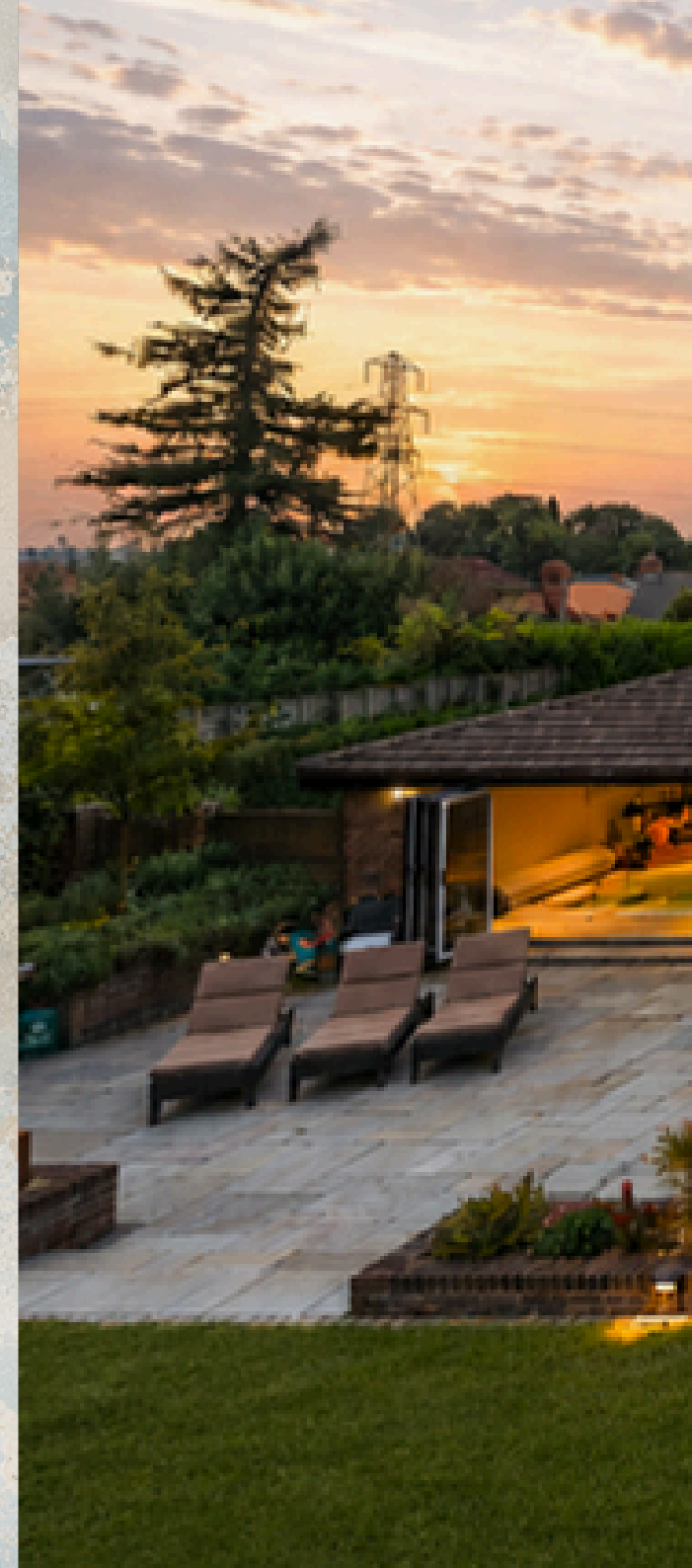




WOODTHORPE PARK DRIVE

A Grand Arrival

Set beyond an extensive private driveway, 16 Woodthorpe Park Drive makes an immediate impression, offering a wonderful sense of privacy and anticipation on approach. Stepping through the front door, the scale of the home is instantly apparent, with an impressive entrance hall creating a truly memorable sense of arrival.







Generous proportions and striking tiled flooring create a sophisticated first impression, while carefully considered detailing sets an elegant tone for the accommodation beyond. A spacious cloakroom is positioned discreetly to one side, with a beautifully appointed guest WC opposite.

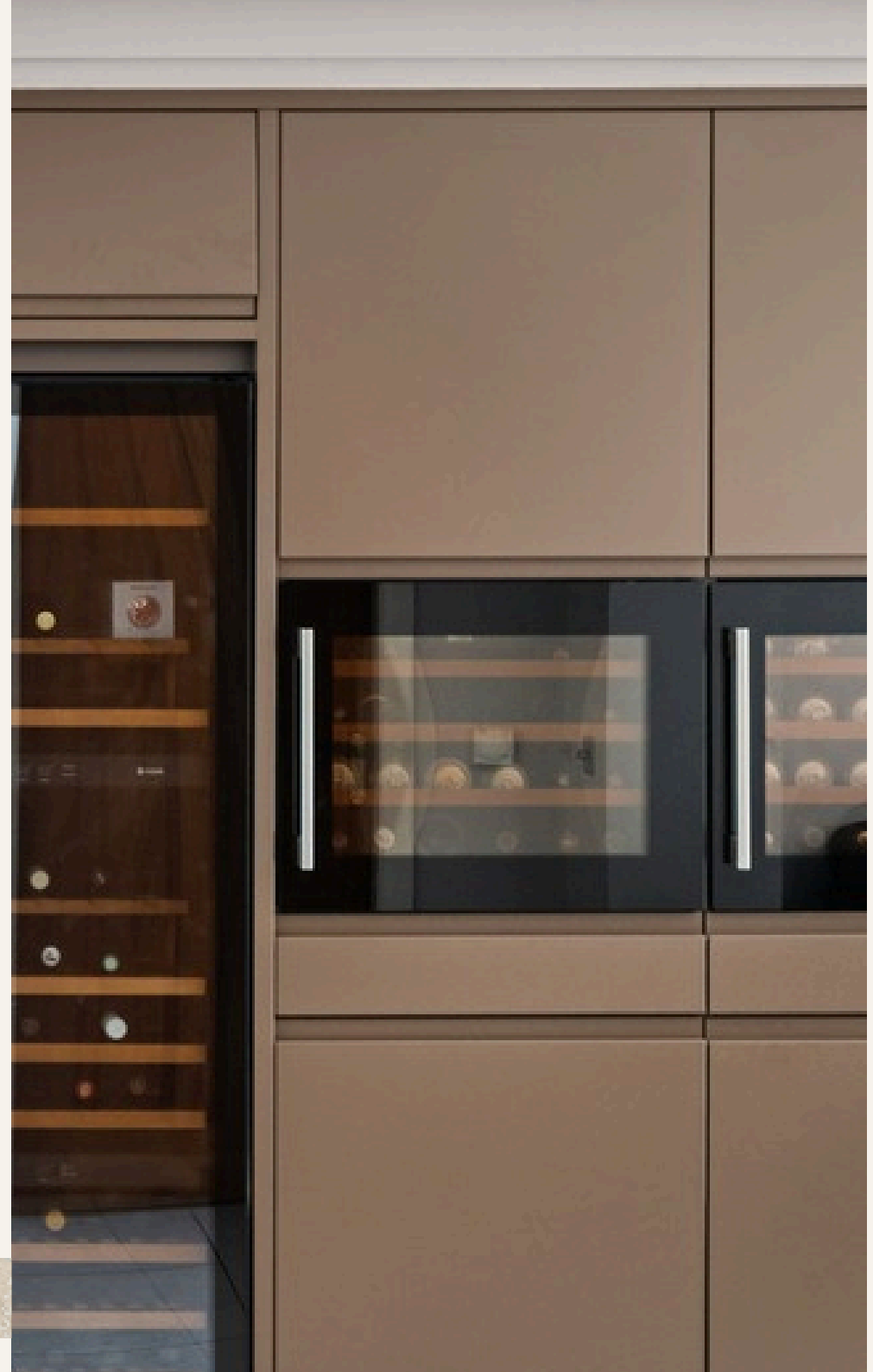
Continuing from the hallway, a substantial utility room combines style with exceptional practicality, offering extensive fitted storage and dedicated laundry space, with direct access to the rear of the home and through to the integral garage adding further convenience.



Made for Entertaining

At the centre of this exceptional home lies a beautifully designed contemporary kitchen, where impressive proportions, refined finishes and thoughtful detailing come together to create a truly striking space. Extensive fitted cabinetry provides excellent storage, while a substantial central island with contrasting worktops and informal breakfast bar seating forms a natural focal point for relaxed dining, conversation and entertaining.

Perfectly equipped for those who love to cook and host, the kitchen features a walk-in pantry alongside an impressive suite of integrated appliances, including a separate full-height fridge and freezer, an induction hob and a comprehensive range of NEFF appliances, including two ovens, a microwave, coffee machine and warming drawers. A built-in Sonos sound system further enhances the space, setting the perfect atmosphere whether entertaining on a grand scale or enjoying quieter moments at home.









Opening effortlessly from the kitchen is a superb dining area, generously proportioned to accommodate a substantial table for memorable gatherings with family and friends. A striking vaulted ceiling and statement lighting enhance the sense of scale, while extensive glazing creates a wonderful connection with the garden. Bi-fold doors open directly onto the terrace, allowing entertaining to flow seamlessly outdoors during the warmer months.



Alongside, an inviting sitting area provides a more relaxed setting while remaining beautifully connected to the kitchen and dining spaces. Expansive windows and direct access to the terrace continue the connection with the outdoors, creating an elegant yet comfortable place to unwind while remaining part of the home's sociable surroundings.

A Private Retreat

Positioned opposite the kitchen, a beautifully appointed home office provides a sophisticated and peaceful setting for working from home. Extensive fitted storage keeps the space effortlessly organised, while a substantial window creates a bright and comfortable environment for both work and study.

Neighbouring the office is a dedicated cinema room, thoughtfully designed to create an immersive experience in the comfort of home. A projector and integrated Sonos sound system is complemented by fabric soundproofing, creating an intimate atmosphere perfectly suited to movie nights and relaxed evenings.

Beyond, the games room offers another generously proportioned and highly versatile reception space. Expansive windows and doors create a wonderful connection with the grounds, while the scale of the room lends itself equally well to entertaining, socialising or more relaxed pursuits. From here, sliding doors lead seamlessly into one of the home's defining features, an exceptional private leisure suite.





At its centre is a superb indoor Swim Spa, offering the luxury of year-round swimming for both exercise and relaxation. Beautifully connected to the gardens, wide bi-fold doors open directly onto the terrace, creating an effortless transition between indoor and outdoor living.

A dedicated changing room and WC serve the pool area, with direct access continuing into the adjoining gym. Thoughtfully integrated into the layout and also accessible from the kitchen, this generous and adaptable space offers excellent flexibility, with the potential to evolve according to individual lifestyle needs.





Spaces to Unwind

The master bedroom is an impressive and beautifully proportioned retreat, combining a wonderful sense of space with a refined contemporary finish. Generous windows complement the impressive proportions, while the scale of the room comfortably accommodates substantial furnishings, creating a calm and luxurious setting in which to unwind.

Discreetly concealed behind a sliding door, a dedicated dressing area reveals an extensive range of fitted wardrobes and bespoke cabinetry before flowing seamlessly into the en-suite. Striking blue marble-effect tiling makes an elegant statement, complemented by twin vanity basins and a generous walk-in shower, completing a master suite that feels both indulgent and wonderfully private.

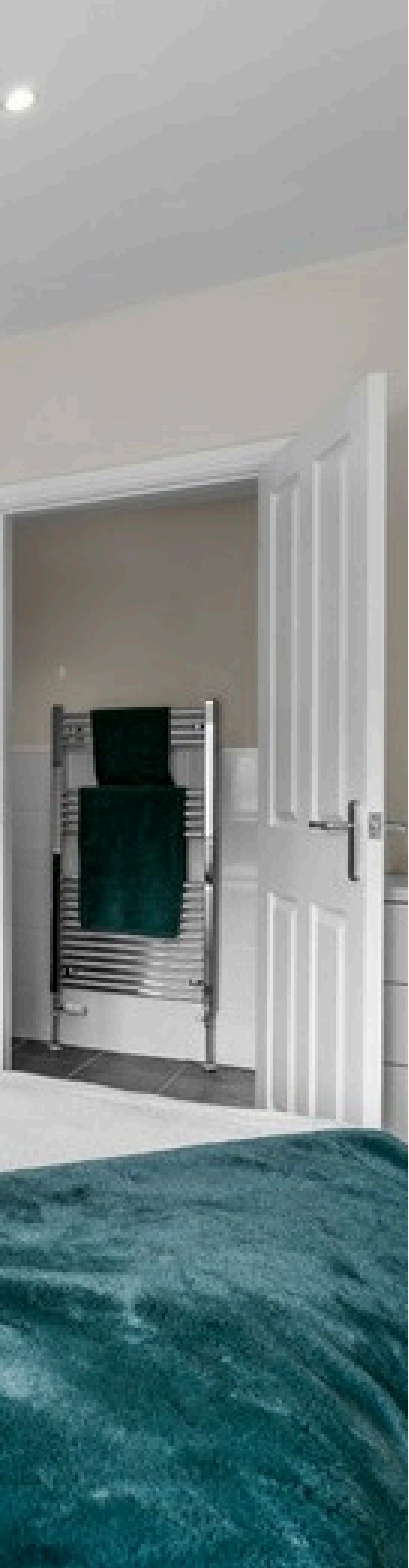




Bedroom Two is another superb double bedroom, thoughtfully arranged to maximise both space and functionality. A cleverly positioned partition separates the sleeping area from a dedicated dressing and desk space, creating a versatile private suite ideal for family or guests. A stylish en-suite with walk-in shower completes the accommodation.

Positioned alongside Bedroom Two is a secondary staircase, introducing an exciting degree of flexibility to the layout. Descending directly to the utility area, with access through to the integral garage, this part of the home offers excellent potential to create a more self-contained arrangement, ideal for multi-generational living, older children, visiting guests or those seeking greater independence and privacy.



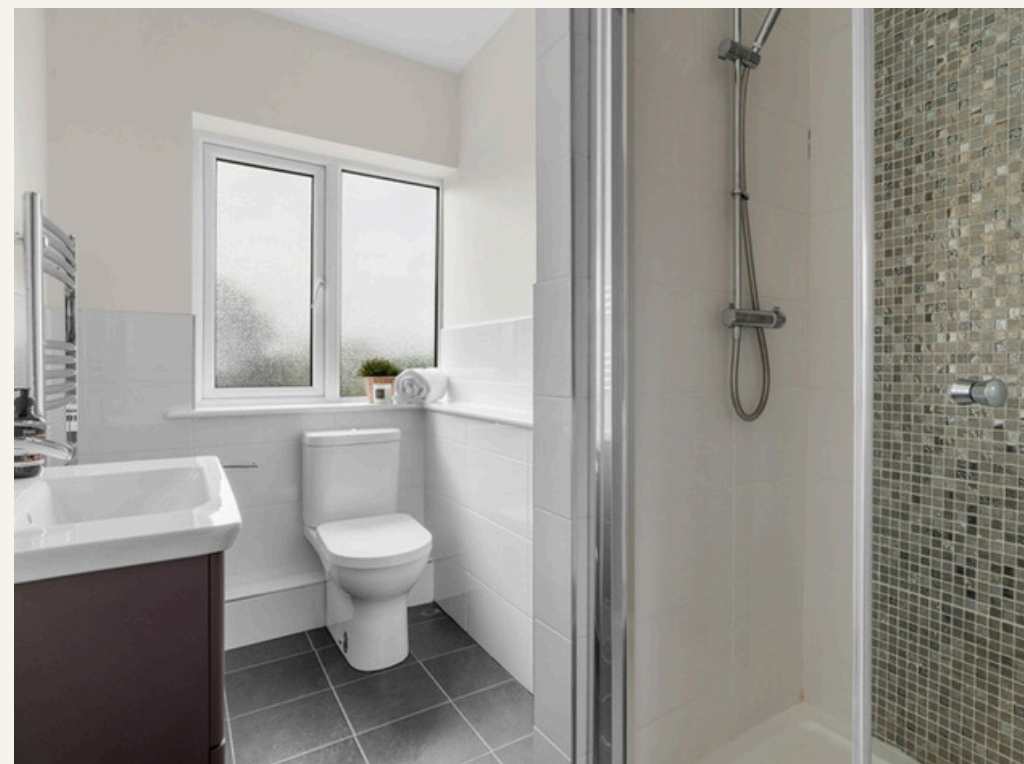




Bedrooms Three and Four each benefit from their own en-suite facilities, continuing the home's emphasis on privacy and comfort, while Bedroom Five is served by the main family bathroom. Bedroom Six enjoys its own shower room, tucked away in a private corner of the home.

Each bedroom is generously proportioned, providing elegant and adaptable accommodation to suit a variety of individual needs.

Completing the first floor, the stylish family bathroom is finished in keeping with the home's sophisticated contemporary aesthetic. Featuring both a separate bath and shower, it provides a luxurious yet practical space for family and guests alike.









Gardens & Grounds

Surrounded by beautifully established gardens, the home enjoys a wonderfully private and tranquil setting. Sweeping lawns are framed by mature hedging, established trees and thoughtfully considered planting, creating a sense of seclusion and an elegant backdrop to the residence.

Immediately beyond the pool room, a generous, paved terrace provides the perfect setting for alfresco dining, relaxed seating and summer entertaining. The expansive gardens offer exceptional space for every occasion, from hosting larger gatherings and enjoying garden games with family and friends to simply finding a peaceful corner in which to unwind.

A charming gazebo creates another inviting retreat, enjoying a wonderfully sunny position throughout the day before becoming the perfect place from which to enjoy the evening sunset.

To the front, the extensive driveway provides ample off-road parking and access to the integral double garage, perfectly complementing the scale and practicality of the home.

Whether entertaining, dining, playing or simply embracing the peace and privacy of the surroundings, these beautifully established gardens provide an exceptional outdoor setting to be enjoyed throughout the seasons.







Out & About

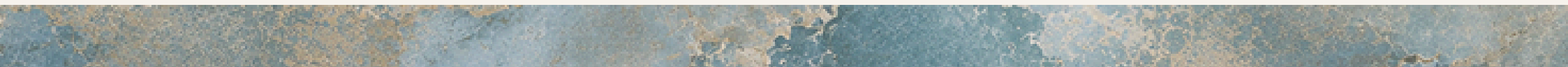
Tucked away along a peaceful road, Woodthorpe Park Drive enjoys a highly desirable position in Sandal, offering a quiet and private setting while remaining exceptionally well connected to Wakefield, Leeds and the wider West Yorkshire region. Everyday essentials are close at hand, with local shops, a supermarket, butcher and florist nearby, while Wakefield city center offers a broader choice of shopping, dining and leisure facilities, including Trinity Walk. For those who enjoy the outdoors, Sandal Castle and Pugneys Country Park are within easy reach, while Newmillerdam Country Park offers picturesque woodland and lakeside walks. The nearby village of Walton provides further opportunities to explore, with welcoming cafés along the way. Wakefield Golf Club is just a few minutes' walk away, while local padel and fitness facilities add further to the excellent choice of leisure pursuits.

The area also boasts a superb selection of places to eat and drink, including Rinaldi's, Capri, The Pledwick and La Fortezza. Wakefield's cultural attractions are equally impressive, with The Hepworth Wakefield, Yorkshire Sculpture Park and Tileyard North all within easy reach, providing an exciting mix of art, culture and entertainment.

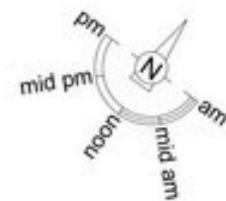
Families are particularly well served by a broad choice of education, including local primary and secondary schools alongside highly regarded independent options such as Queen Elizabeth Grammar School, Wakefield Girls' High School and Silcoates School.

For commuters, Sandal & Agbrigg railway station is conveniently positioned nearby, while Wakefield Westgate provides excellent connections to Leeds and beyond, including direct services to London King's Cross. Easy access to the M1 motorway also places Leeds, Sheffield and the wider motorway network within convenient reach.

Woodthorpe Park Drive is an exceptional home where luxury, space and lifestyle come together effortlessly. From its impressive interiors and outstanding private leisure facilities to the beautifully established gardens and highly sought-after Sandal setting, every element has been thoughtfully considered. A truly remarkable residence, offering an exceptional balance of elegant living, effortless entertaining and complete relaxation.



Floorplan



Ground Floor



First Floor

Approximate Gross Internal Area = 513.1 sq m / 5523 sq ft
(Including Garage / Excluding Void)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1327525)

Useful to Know

Freehold

Wakefield City Council

Council Tax Band G

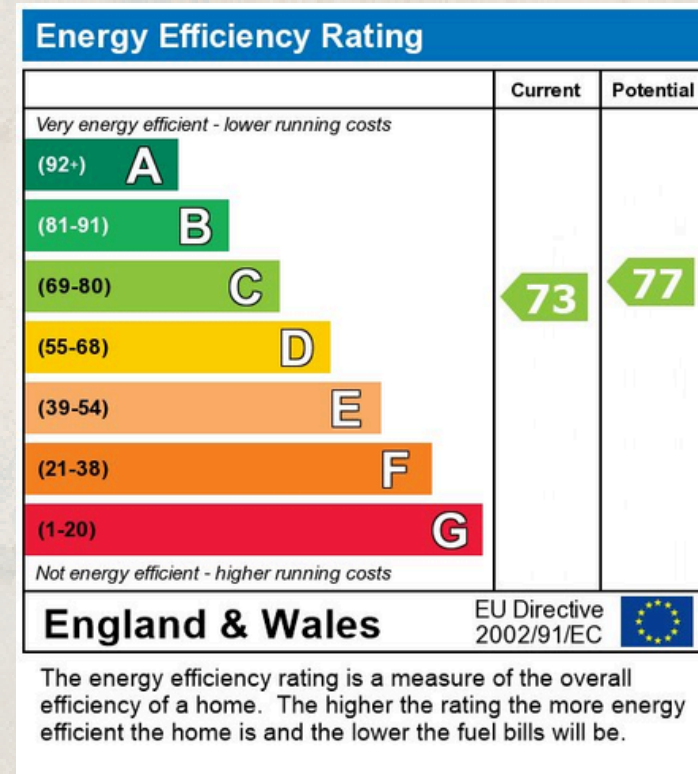
EPC Rating C

Gas central heating

Mains water and drainage

The ground floor benefits from underfloor heating, while the first floor is served by radiators and heated towel rails.

CCTV system



WOODTHORPE PARK DRIVE



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What3words|: ///winemaker.richly.covertlyaving.jabs.tasty

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