



Spencer.

35, Whiteley Wood Road, Whiteley Woods, S11 7FF

Buy ———

A truly stunning period detached family residence set in beautiful grounds with a separate one bedroom annex/home office and leisure facility with swimming pool, gym and sauna.

————— from *Spencer.*

- Beautiful eight bedroom detached residence steeped in history
- Kitchen, diner and family room
- Two formal reception rooms
- Period architectural features
- Ample off street parking and garage
- Leisure facility, swimming pool and separate annex
- Stunning garden surrounded by fields and woodland
- Council Tax Band-H
- EPC Rating-E
- [What3words///ducks.wisely.squ](http://What3words:///ducks.wisely.squ)



£1,799,500







Floorplan

35 WHITELEY WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 504.1 SQ M / 5426 SQ FT

CELLAR = 50.9 SQ M / 548 SQ FT

GARAGE = 30.2 SQ M / 325 SQ FT

OUTBUILDING = 195.7 SQ M / 2106 SQ FT

TOTAL = 780.9 SQ M / 8405 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

Spencers.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948