

# RAYFIELD



BLENHEIM



RAYFIELD

OFFERING GORGEOUS LIVING SPACES THAT ARE IDEAL FOR A GROWING FAMILY, WELCOME TO RAYFIELD.

*Located in the highly sought-after village of Holmesfield, this fabulous property has four bedrooms and has been renovated over the years to create a stunning, contemporary home.*





DINING ROOM

On the ground floor are the main living areas, with the heart of the home being the kitchen that flows seamlessly into the dining room.

The lounge is the perfect space for hosting and entertaining, whilst the snug offers a more relaxed retreat with its fireplace and bay window. Completing the ground floor is an office that is ideal for home working, a utility room and WC. The first floor houses the bedrooms, including the generous master bedroom suite, an additional bedroom suite and two further double bedrooms. Externally, the property benefits from having off-road parking for four vehicles, a double garage and a beautiful garden.

Rayfield is situated in the picturesque village of Holmesfield and has convenient access to all of the local amenities of the village and Dronfield, including public houses, cafes, restaurants and shops. The property is also ideally located for those seeking outdoor pursuits with excellent country walks that can be enjoyed from the doorstep. There are good road links to Sheffield's city centre and railway links from Dronfield to Sheffield or Chesterfield, for onward journeys to London and Manchester.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge, office, kitchen, dining room, pantry, snug, utility room, WC and porch.

**On the first floor:** Landing, master dressing room, master bedroom, master en-suite shower room, family bathroom, bedroom 3, bedroom 2, bedroom 2 en-suite shower room and bedroom 4.

**Outbuildings:** Double garage.

# GROUND FLOOR

*A composite door with an obscured double glazed panel opens to the entrance hallway.*

## Entrance Hallway

With flush light points and a central heating radiator with a decorative cover. Oak doors with glazed panels open to the lounge, office and kitchen.

## Lounge

19'2 x 18'4 (5.85m x 5.60m)

A stunning lounge with Velux roof windows, a front facing UPVC double glazed window, front and rear facing aluminium double glazed panels, wall mounted light points, central heating radiators and a TV/aerial point. Aluminium bi-folding doors with double glazed panels open to the right-side of the property.

## Office

12'4 x 11'6 (3.76m x 3.50m)

With a pendant light point and a central heating radiator with a decorative cover. Aluminium double doors with double glazed panels open to the rear of the property.

## Kitchen

14'9 x 11'2 (4.50m x 3.40m)

A well-appointed kitchen with pendant light points, recessed lighting and flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashbacks, under-counter lighting and an inset 2.0 bowl sink with a mixer tap. A separate central island has a matching work surface and the provision for three chairs. Appliances include a range cooker and a dishwasher. There is the provision for a full-height fridge/freezer. Openings give access to the dining room and utility room. Oak doors open to the pantry and snug.

## Dining Room

20'4 x 15'0 (6.21m x 4.57m)

A fabulous dining room with a rear facing aluminium double glazed panel, recessed lighting and flooring with underfloor

heating. Aluminium sliding doors with double glazed panels open to the rear garden.

## Pantry

Having a flush light point and flooring.

## Snug

12'5 x 12'2 (3.78m x 3.70m)

A cosy snug with a front facing UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, and a central heating radiator with a decorative cover. The focal point of the room is the fireplace with a cast-iron surround and a sandstone mantel and hearth.

## Utility Room

Having a side facing UPVC double glazed obscured window, recessed lighting and flooring with underfloor heating. A range of fitted base and wall units incorporate a work surface. Fitted furniture includes shelving, cloak hooks and a bench. An oak door opens to the WC and an oak door with a glazed panel opens to the porch.

## WC

With recessed lighting, extractor fan and flooring with underfloor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

## Porch

With recessed lighting and flooring with underfloor heating. A composite door with a double glazed obscured panel opens to the front of the property.

From the entrance hallway, a staircase rises to the first floor.



LOUNGE



LOUNGE





DINING ROOM



KITCHEN



KITCHEN



DINING ROOM



DINING ROOM





SNUG



UTILITY ROOM



OFFICE



WC

# FIRST FLOOR

## Landing

Having a rear facing UPVC double glazed window, pendant light points and a central heating radiator with a decorative cover. Access can be gained to the loft. Oak doors open to the master dressing room, family bathroom, bedroom 3, bedroom 2 and bedroom 4.

## Master Dressing Room

8'6 x 7'9 (2.58m x 2.37m)

Having recessed lighting. Fitted furniture includes long hanging and shelving. An opening gives access to the master bedroom.

## Master Bedroom

20'5 x 15'0 (6.22m x 4.56m)

A wonderful master bedroom with a Velux roof window, recessed lighting and central heating radiators. Fitted furniture includes long hanging and shelving. An oak door opens to the master en-suite shower room. UPVC double doors with double glazed panels opens to the Juliet balcony that overlooks the garden.

## Master En-Suite Shower Room

With a Velux roof window, side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and a central heating radiator with a towel rail. A suite comprises a low-level WC and two wash hand basins with traditional chrome taps, storage beneath and an illuminated vanity mirror above. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

## Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a mixer tap and storage beneath. A freestanding roll top bath has a mixer tap with an additional hand shower facility. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen/door.

## Bedroom 3

12'6 x 10'10 (3.80m x 3.30m)

A further double bedroom with a front facing UPVC double glazed bay window, pendant light point with a fan and a central heating radiator. Fitted furniture includes shelving and long hanging.

## Bedroom 2

14'7 x 13'0 (4.45m x 3.95m)

A good-sized double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator with a decorative cover. Fitted furniture includes long and short hanging, shelving and drawer units. An opening gives access to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap with storage beneath and mirrored storage above. To one corner is a separate shower enclosure with a rainhead shower with an additional hand shower facility and a glazed screen/door.

## Bedroom 4

12'4 x 11'6 (3.75m x 3.50m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. Fitted furniture includes short hanging, long hanging and shelving.



LANDING



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER DRESSING ROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM





BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



FAMILY BATHROOM



BEDROOM 4

# EXTERIOR & GARDENS

To the front of the property is exterior lighting, a water tap and an electric vehicle charging point. There is off-road parking for four vehicles, mature hedging and a planted border. Access can be gained to the double garage, porch, main entrance door and a gate opens to the right-side of the property.

## Double Garage

18'4 x 15'9 (5.60m x 4.80m)

With an electric up-and-over door, light and power.

A door opens to the boiler room.

## Boiler Room

Housing two boilers and the hot water cylinder.

Beyond the block paved patio is the rear of the property, where there is exterior lighting and external power. There is an astroturf garden, a raised composite seating terrace and access can be gained to the office and dining room.



# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1312 SQ.FT. (121.9 SQ.M.)  
Total Approximate Floor Area (Including Double Garage):  
2726 SQ.FT. (253.3 SQ.M.)



# FIRST FLOOR & DOUBLE GARAGE

First Floor Approximate Floor Area:  
1097 SQ.FT. (101.9 SQ.M.)  
Double Garage Approximate Floor Area:  
288 SQ.FT. (26.8 SQ.M.)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 4	SQFT (INCLUDING DOUBLE GARAGE) 2,726
TENURE Freehold	COUNCIL TAX F

## Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

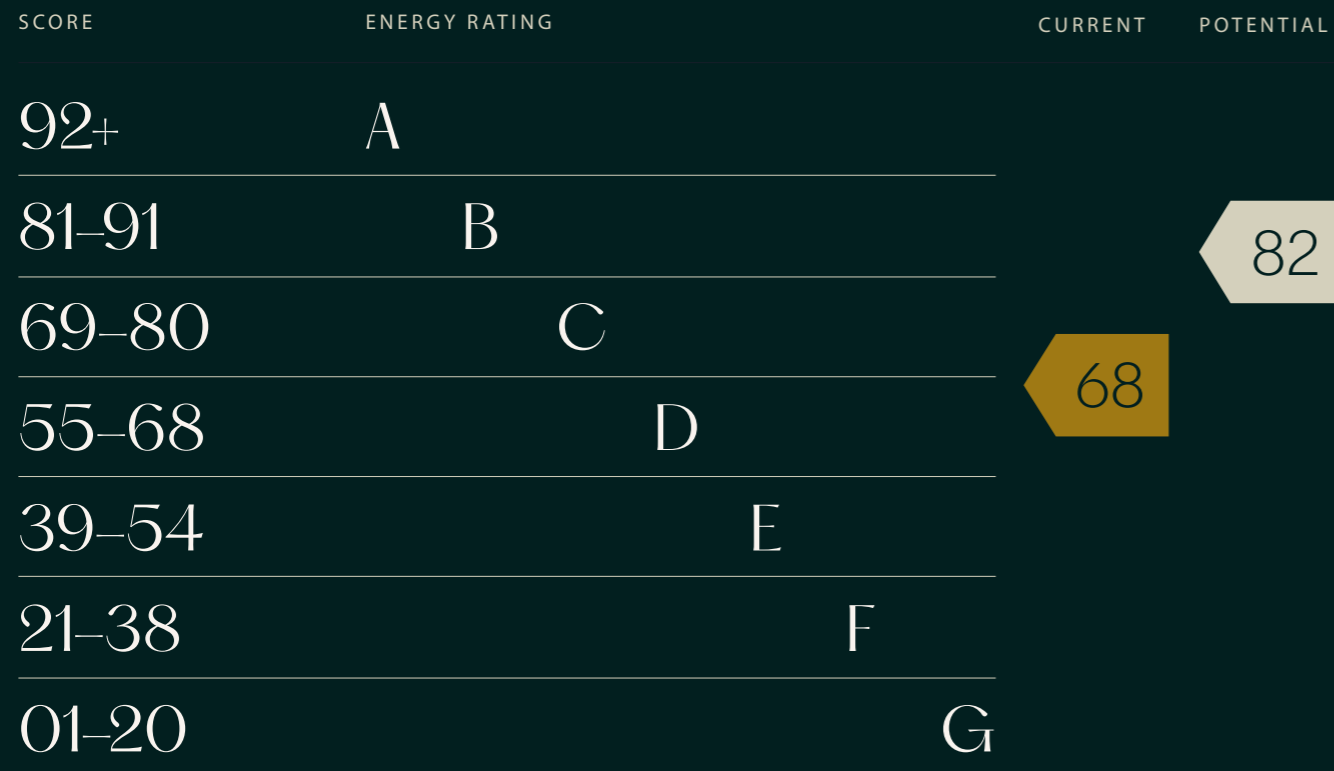
## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

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# RAYFIELD

Cartledge Lane, Holmesfield, Dronfield,  
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