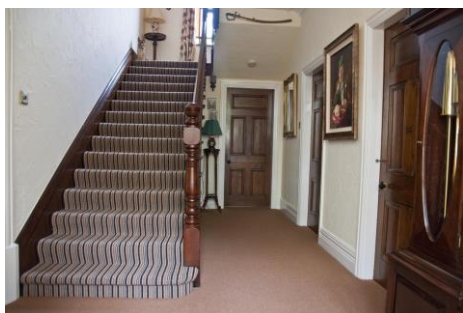




# Sandhurst, Station Road, Barnby Dun, DN3 1HQ

Asking Price Of £675,000



- Elegant family home
- Superb features
- Very well presented
- Double garage / extensive parking
- Independent 2 bed accommodation
- Large mature grounds



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For viewings or more information, call (01302) 320222 or (01302) 751616



## About the property

### LOCATION

Barnby Dun is located about 4.5 miles to the north of central Doncaster, and provides a good range of facilities including a primary school, local shops, post office, doctors surgery and pubs. Well positioned for Junction 4 of the M18, which in turn accesses the M1 / A1 and M62. Doncaster offers excellent rail links to London (Kings Cross) as well as providing an extensive range of shops, bars and restaurants.

### GENERAL

'Sandhurst' is a truly superb period property, dating back to 1910, and retaining many attractive features including stained glass windows, period fireplaces, Terazzo flooring and fully functional servants / butlers call bells. Ornate coving, ceiling roses and architrave feature throughout the property. Meticulously updated and re fitted by the present owners, the house now provides modern luxury living, and no expense has been spared in bringing the property into the 21st Century. The detached single storey property within the grounds offers excellent accommodation for a dependant relative or visiting family.

### ACCOMMODATION: GROUND FLOOR

The ground floor provides a large, welcoming reception hall, with

access to a dual aspect sitting room with double patio doors. A formal dining room enjoys views over the front gardens, and to the rear is a large breakfast room having open access to the fitted kitchen with granite worktops, integrated fridge and dishwasher.

A large utility room and cloakroom / WC is situated to the rear elevation, and has external door to the courtyard.

### FIRST FLOOR

The first floor is approached via a wide 'dog leg' staircase with large feature stained glass window. Off the landing are 5 bedrooms a shower room and family bathroom with separate shower cubicle. The master bedroom has a range of fitted furniture.

### INDEPENDENT ACCOMMODATION

The independent accommodation is provided by a detached 'bungalow style' property located off the rear courtyard. There is a spacious living kitchen, a master bedroom with en suite shower room, and a good sized second bedroom. Off the reception area is a Cloakroom / WC.

### DOUBLE GARAGE

with twin remote up and over doors, boarded roof space storage. 2 useful storage rooms.

### OFFICE

Adjoining the garage is an office

ideal for those wishing to work from home.

### GROUNDS

The property is set on a corner plot, with mature mainly lawned gardens extending to the front and side. The plot is well screened by mature trees, and there are an abundance of attractive shrubs and plants.

Two driveways provide vehicular access, with both entrances having electric gates.

Adjoining the property to the rear, is a courtyard with access for several vehicles.

A walled rear garden provides a secluded sitting out area.

### SERVICES

All mains services are connected, with central heating provided via independent to gas boilers to the main and secondary dwellings.

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

### ENERGY PERFORMANCE RATINGS

Energy Efficiency Rating  Current 46 Potential 54

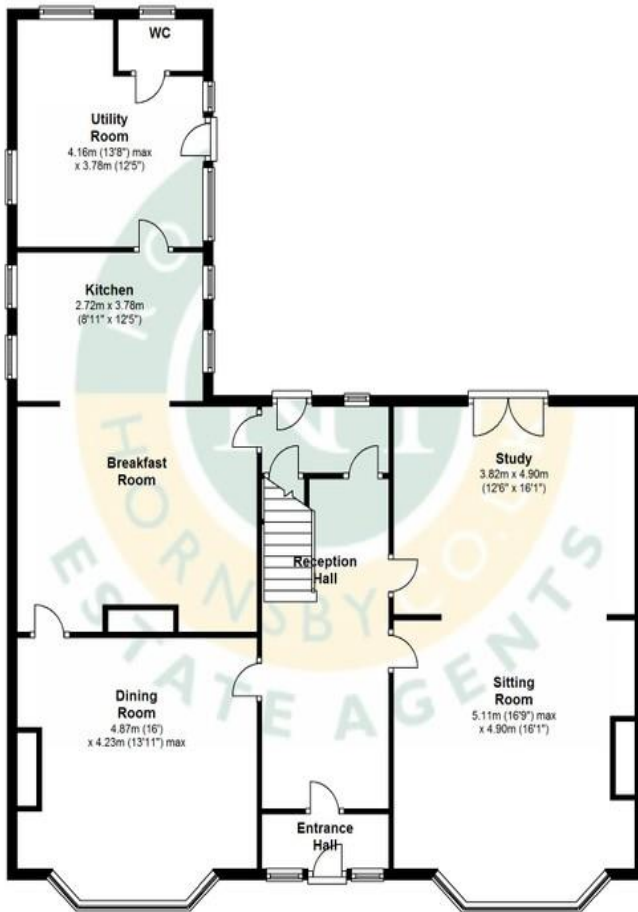
Environmental Impact Rating  Current 40 Potential 46

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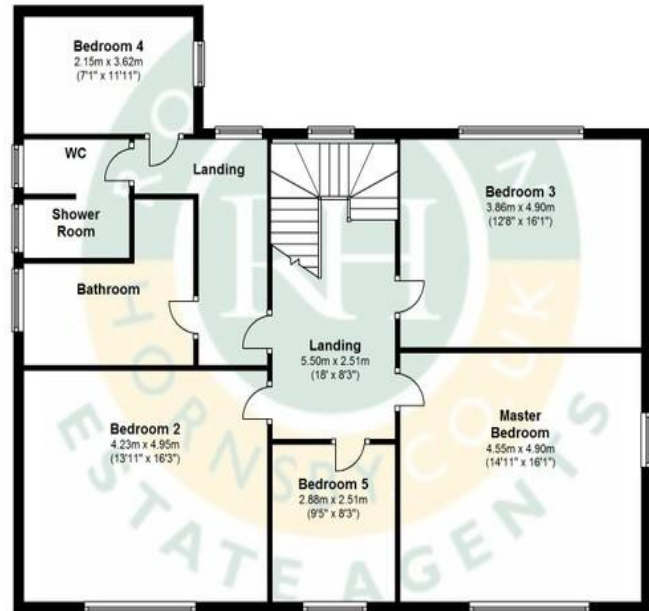
### Ground Floor

Approx. 136.4 sq. metres (1467.9 sq. feet)



### First Floor

Approx. 114.7 sq. metres (1234.3 sq. feet)



Total area: approx. 251.0 sq. metres (2702.2 sq. feet)

Floorplan Created By UK Energy Assessors Ltd.

Every Effort has been made to ensure the accuracy of measurements. Floorplans are for reference only and should only be used as such. All measurements are at maximums into bays and wardrobes etc. Plan produced using PlanUp.

Sandhurst, Station Road

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