



5 Foxford Grove  
Badsworth, Pontefract



# 5 Foxford Grove

Badsworth, Pontefract, WF9 1FB



Tucked away at the end of a private lane in the highly sought after village of Badsworth is this exceptional five bedroom detached family home, set within 1.2 acres of beautifully established gardens and surrounded by its own grass paddock with stable block.

Enjoying an enviable degree of privacy and a wonderful semi rural setting, the property combines impressive proportions with a high standard of finish, creating a truly special family home. The accommodation has been thoughtfully designed to make the most of its setting and generous proportions.

A welcoming central reception hall creates an immediate sense of space and leads through to the principal living room, which is positioned to the rear and features a striking bay window framing views across the gardens and paddock beyond. The living room flows into an adjoining dining room, while a separate family room and substantial study provide further versatile reception space. The kitchen is finished to an exceptional standard and features beautiful Brazilian quartzite worktops, complemented by a superb adjoining breakfast room perfectly positioned to enjoy the garden views and create a seamless connection between indoor and outdoor living. A separate utility room leads through to a conservatory overlooking a sheltered decked area with provision for a hot tub, creating an ideal space for relaxing and entertaining. A guest cloakroom completes the ground floor accommodation. To the first floor, the principal bedroom suite is particularly impressive, offering generous proportions and a beautifully appointed en suite bathroom. The second bedroom also benefits from en suite shower facilities, while three further well proportioned bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress. The main driveway leads to a detached double garage with automated doors and an EV charger, while a broad gravelled parking area provides ample additional space for several vehicles. Both the house and garage benefit from an alarm system and CCTV, providing additional security. Gated access continues to the rear, where there is a substantial yard area adjoining the stable block. The stable is complemented by an extra large attached tack room, which benefits from its own separate alarm system. Winter turnout for two horses is positioned around and behind the stable, providing a practical and convenient arrangement for equestrian use. The formal gardens wrap beautifully around the side and rear of the house and are thoughtfully landscaped with established shrubs, mature planting and attractive borders. Beyond the gardens lies an expansive grass paddock, leading back towards the stables and creating a superb setting for those seeking space, privacy and excellent equestrian facilities.

The property occupies a highly desirable position on the fringe of Badsworth, a sought after village renowned for its attractive surroundings and strong sense of community. Within the village itself is the highly regarded Badsworth Church of England Voluntary Controlled Junior and Infant School, while the property is also conveniently placed for Ackworth Quaker School. Badsworth Village Hall provides a focal point for the local community, hosting a variety of social activities and clubs, while a private yoga barn within the village offers yoga, Pilates and craft clubs. A wider range of everyday amenities can be found in nearby Ackworth, Pontefract and Wakefield. Excellent road links, mainline railway stations and convenient access to the national motorway network make the location ideal for those seeking a peaceful village setting while remaining well connected.

An early viewing is highly recommended to fully appreciate the exceptional setting, impressive accommodation and lifestyle this outstanding country home has to offer.





## ACCOMMODATION

### RECEPTION HALL

UPVC front entrance door with glazed side screens leading into the spacious reception hall. Central staircase providing access to the first floor, useful understairs storage cupboard and central heating radiator concealed within a decorative cabinet.

### LIVING ROOM

A generously proportioned reception room featuring a carved limestone fireplace housing a living flame coal effect gas fire. Bespoke fitted bookshelves and cupboards, provision for a wall mounted television and central heating radiator concealed within a decorative cabinet. A display bay window takes full advantage of the attractive views over the rear garden and paddock beyond. Archway leading through to the adjoining dining room.

### DINING ROOM

German engineered white oiled oak floor [with the top layer being 4mm solid oak which could be sanded and sealed with a different finish if wished], central heating radiator and connecting doors providing access to both the kitchen and conservatory.

### CONSERVATORY

Built-in window seating, tiled flooring and double doors opening directly onto the patio and rear garden.

### FAMILY ROOM

Two windows overlooking the front elevation, two central heating radiators and a bespoke fitted range of bookshelves and cupboards.

### STUDY

Two windows overlooking the front elevation and two central heating radiators.

### GUEST CLOAKROOM

Fitted with a two piece white and chrome suite comprising wall mounted wash basin and low flush W.C. Central heating radiator and extractor fan.

### KITCHEN

Fitted with an attractive range of painted wall and base units with quartzite work surfaces, matching upstands and window sills. Inset AEG five ring induction hob with extractor hood above, built-in AEG double fan ovens, warming drawer and Siemens microwave. Space and plumbing for a side-by-side American style fridge freezer. Inset stainless steel sink with mixer tap, matching central island unit, integrated Neff dishwasher, integrated under-unit lighting, central heating radiator and tiled flooring. Open access through to the adjoining breakfast room.

### BREAKFAST ROOM

Fully glazed to two sides with a glazed roof, French doors opening onto the garden and central heating radiator.

### UTILITY ROOM

Fitted with a further range of matching units with laminate work surfaces over, incorporating an acrylic sink with mixer tap and separate spray attachment. Space and plumbing for a washing machine and tumble dryer, newly installed (Sept 2026) floor standing Worcester gas central heating boiler and central heating radiator. External door to the side and internal door leading through to the garden room.

### GARDEN ROOM

Glazed windows to two sides incorporating double French doors, large central heating radiator and direct access onto a sheltered decked seating area with provision for a hot tub.

### FIRST FLOOR LANDING

Central landing with fold-down ladder providing access to a part boarded loft with a fully insulated pressurised hot water cylinder plus accumulator [Fitted July 2026]. Central heating radiator and built-in linen cupboard.

### PRINCIPAL BEDROOM

Two windows overlooking the front elevation, two central heating radiators concealed within decorative cabinets and two double fronted fitted wardrobes.





#### EN SUITE BATHROOM/W.C.

Fitted with a four piece white and chrome suite comprising corner bath, separate shower enclosure with thermostatic shower and glazed screen, wall mounted wash basin and low flush W.C. Ladder style heated towel radiator, extractor fan and electric shaver socket. Frosted window overlooking the front elevation, part tiled walls and tiled flooring.

#### BEDROOM TWO

Two windows overlooking the front elevation, two central heating radiators and two double fronted fitted wardrobes, one incorporating a built-in desk arrangement.

#### EN SUITE SHOWER ROOM/W.C.

Fitted with a three piece white and chrome suite comprising corner shower enclosure with glazed screens, wall mounted wash basin and low flush W.C. Ladder style heated towel radiator, extractor fan and electric shaver socket. Frosted window overlooking the side elevation, tiled walls and flooring.

#### BEDROOM THREE

Window enjoying views over the rear garden, central heating radiator, built-in wardrobes and a comprehensive range of fitted cupboards, drawers and desk furniture.

#### BEDROOM FOUR

Window overlooking the rear elevation, central heating radiator and double fronted fitted wardrobe.

#### BEDROOM FIVE

Window overlooking the rear elevation, central heating radiator and a broad range of bespoke fitted bookshelves and cupboards.

#### BATHROOM/W.C.

Fitted with a four piece white and chrome suite comprising panelled bath, separate wide shower enclosure with glazed screen, wall mounted wash basin and low flush W.C. Ladder style heated towel radiator, extractor fan and electric shaver socket. Frosted window overlooking the rear elevation, part tiled walls and tiled flooring.

#### OUTSIDE

The property is approached via a driveway which broadens in front of the detached double garage, together with an extensive pebbled parking area providing ample off road parking. Immediately to the front of the house is a well maintained garden with lawned areas and mature shrubs. The principal gardens lie to the rear of the property and incorporate paved patio seating areas opening onto a generous level lawn, surrounded by thoughtfully planted beds and borders. A post and rail fence provides separation from the adjoining paddock, while the garden enjoys an attractive open outlook. To the side of the house is a particularly sheltered decked patio area with a raised seating section and a Jacuzzi J-355 hot tub with pop up speakers and LED colour changing waterfall plus jets.

#### DETACHED DOUBLE GARAGE

Detached double garage with twin automated up and over doors to the front and a personal access door opening onto the side patio. Double gates positioned alongside the garage provide vehicular access to a substantial gravelled yard, offering extensive parking and turning space for multiple vehicles or a horse box.

#### STABLE BUILDING

Positioned alongside the gravelled yard is a useful stable building comprising two loose boxes and a large tack room.

#### PADDOCK

A substantial grass paddock extends around two sides of the rear garden, taking full advantage of the property's generous corner plot and providing an excellent facility for equestrian or recreational use.

#### PLEASE NOTE

The gardens and paddock are subject to a 50% uplift agreement should they be developed for a period of 80 years that commenced in 2002.

#### COUNCIL TAX BAND

The council tax band for this property is G.

#### FLOOR PLANS

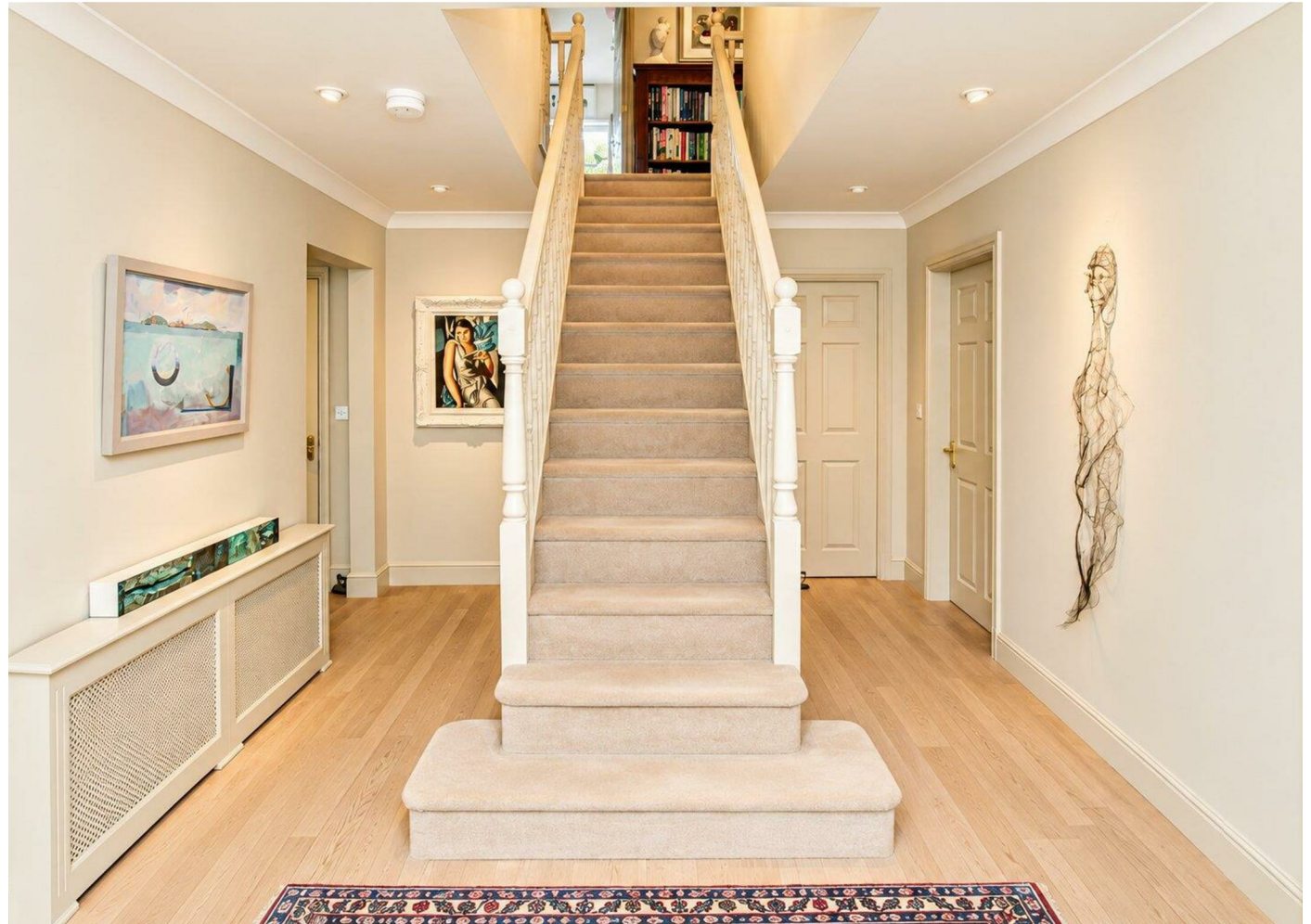
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

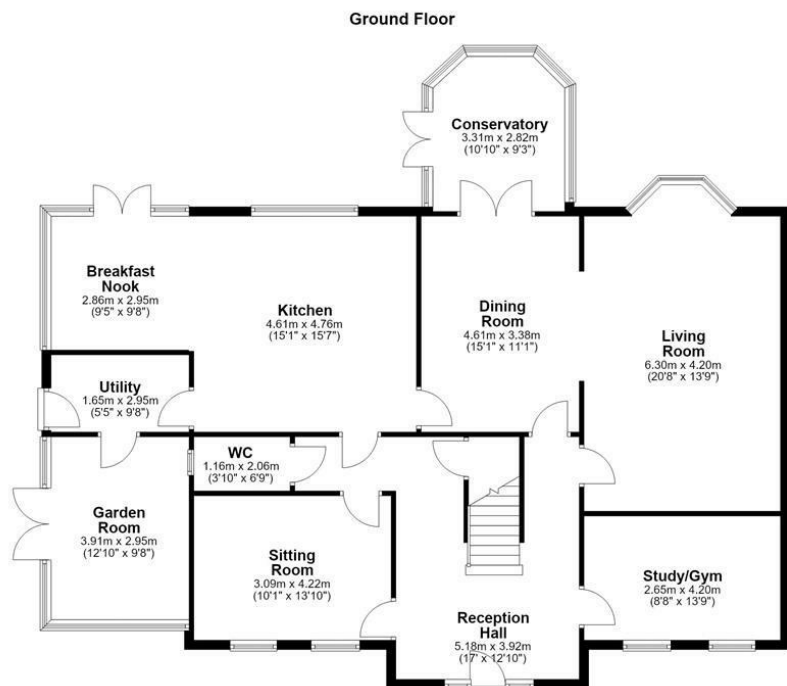
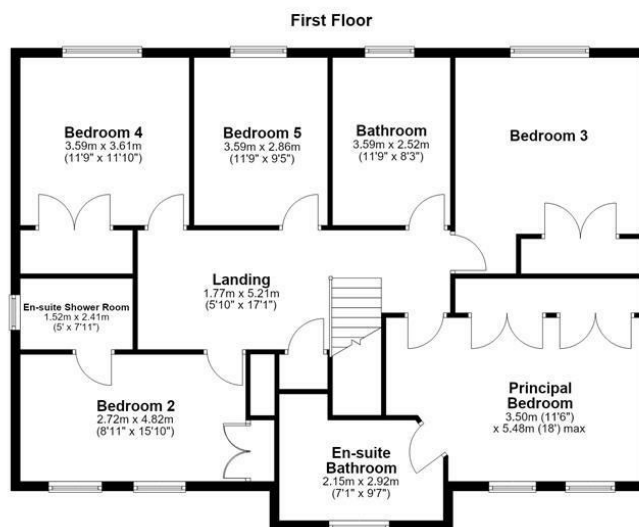
#### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.





## OTHER INFORMATION

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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