



Lawnswood, Ashfurlong Road, Sheffield, S17 3NL

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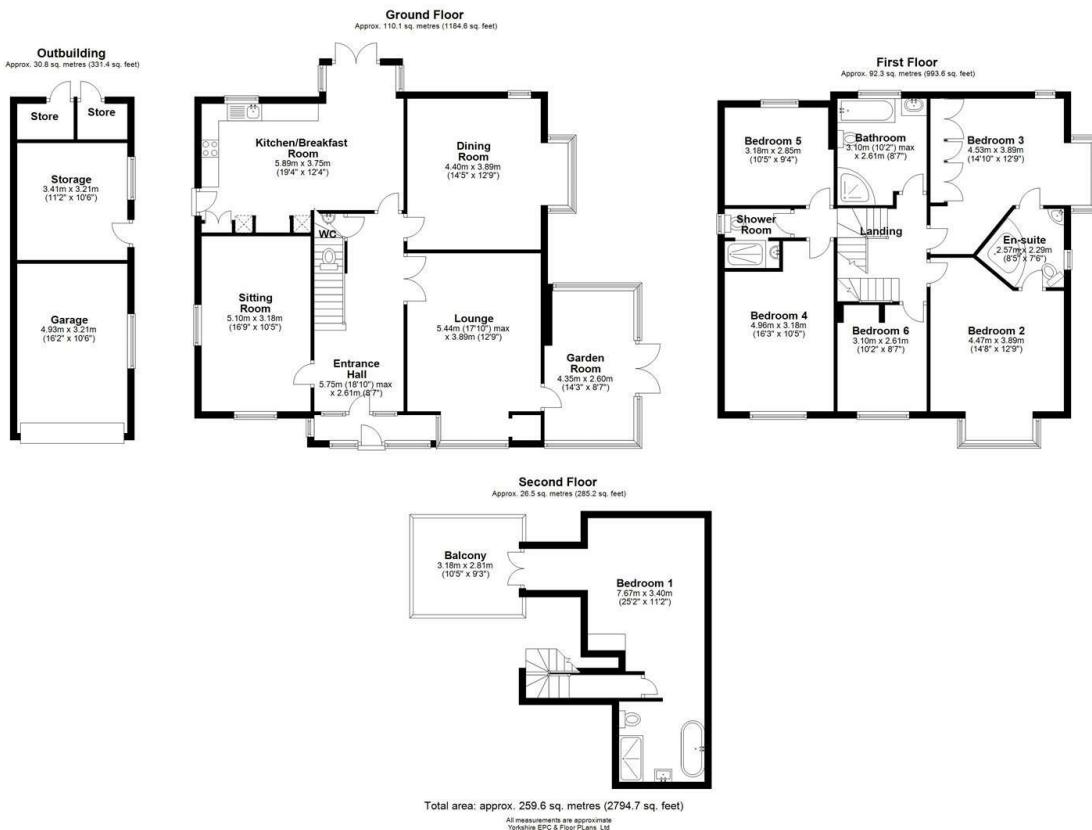
## Description

'Lawnswood' occupies a stunning location in the very desirable village of Dore. Situated on a lovely south, south easterly facing plot that extends to approximately one third of an acre, on the secluded, top part of Ashfurlong Road. The property is set well back from the road, providing a high degree of privacy to its occupants (also being protected by CCTV) and boasts mature, landscaped gardens to the front, side and rear complemented by a superb roof terrace that is accessible from the principal suite on the second floor. The classic 1930's architecture is instantly appealing and there are a number of original features that have also been retained to blend in with the more contemporary fittings that have been added over recent years. The well presented accommodation has been extended to the side and the loft has also been converted to add a wonderful range of generously proportioned accommodation laid out over three floors. There is plenty of space here for further development (subject to regs) if required although the existing living space is already excellent and will provide space for even the largest of families to enjoy. Dore Village has long been regarded as one of the most eminent of places to live in the Steel City, the village is found in the south west sector, on the very edge of the beautiful surrounding countryside of The Peak Park and yet, conveniently only six miles away from the centre of town. For those wishing to commute out of the city the local train station, found a short walk away, will prove invaluable and provides speedy links into Sheffield (approx five minutes) and connections to London or across the pennines into Manchester. There are also regular bus services from the village that can whisk you into town in approximately thirty minutes if required. Dore is popular with a broad range of buyer, families appreciate the 'outstanding' rated local schooling for all age groups while the sense of community and excellent local shops and facilities will appeal to retirees. For those with a love of the outdoors the close proximity of the ancient local woodland that links Dore to the idyllic Limb Valley and the easy access to the stunning Blacka Moor Nature Reserve that sits proudly over the village will certainly appeal. Sports enthusiasts are literally spoilt for choice with Abbeydale Sports Club being found at the bottom of Cavendish Avenue , offering rugby, tennis, squash and gym facilities and they will also be able to hone their swings at the driving range in Bradway before tackling the two challenging golf courses found in S17. The area also has a number of thriving bars, bistros and restaurants that combine to create a thriving social scene.

- Six good double bedrooms including an impressive, principal suite on the second floor.
- Four luxurious bathrooms featuring modern suites framed by elegant tiling, one of which is a wet room for convenience.
- Large drawing room with a bay window, and an impressive, dressed stone, Minster fireplace.
- Formal dining room with a dual aspect including a lovely view over the side garden.
- Garden room with access to the side garden and further, versatile study/snug/playroom.
- Open plan dining kitchen with granite worksurfaces and doors to the garden.
- Off road parking for several cars with a large turning circle on the expansive front drive and further, gated driveway providing access to the detached garage,







**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: [bakewell@elr.co.uk](mailto:bakewell@elr.co.uk)

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk)

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: [dore@elr.co.uk](mailto:dore@elr.co.uk)

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: [peakdistrict@elr.co.uk](mailto:peakdistrict@elr.co.uk)

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: [wickersley@elr.co.uk](mailto:wickersley@elr.co.uk)

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