

7 Sandmoor Drive, Alwoodley, Leeds, LS17 7DF

Key Features

- Magnificent detached family home
- Grand double height reception hallway
- Open plan SieMatic living/dining kitchen
- Showstopping sunken wine cellar
- Six reception rooms including home cinema
- Six generous bedrooms
- Six bathrooms with Villeroy & Boch sanitary ware
- Double garage with electric doors
- Beautifully landscaped garden with pergola
- One of the finest properties in Alwoodley

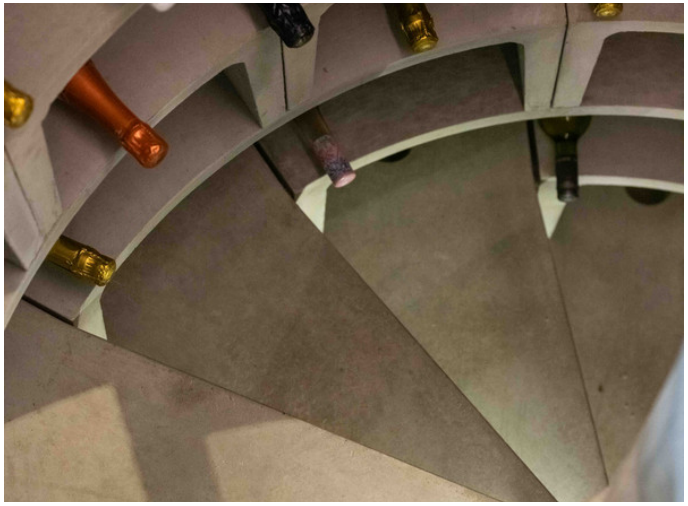






This six bedroom detached family home has been extended and undergone extensive refurbishment and is situated on one of the most prestigious roads in Alwoodley.











This magnificent six bedroom detached home has undergone extensive refurbishment and been extended to an exceptionally high standard and boasts a remarkable level of privacy and is situated on one of the most prestigious roads in Alwoodley.

The property is accessed via twin electric gates to a carriage driveway with access to a double garage and parking for several cars.

The grand double height reception hallway welcomes you into the property, with a sweeping staircase, large window and gives access to all of the reception rooms.

The ground floor, with underfloor heating throughout, has been thoughtfully planned with three reception rooms having double doors opening onto the south facing garden. The dining room is an elegant room with a panelled feature wall and is a perfect space for hosting a dinner party and has double doors leading to the kitchen. The drawing room, with a wood burning fire, and the family room are equally impressive, both providing access to the beautiful secluded garden. To the front of property are a cinema room with a projector, built in surround sound, and wall mounted screen, a study and a generous playroom/further reception room.

The property boasts an impressive Siematic kitchen with Corian worktops and is equipped with Miele and Neff appliances including two ovens, two warming drawers, fridge, freezer, steamer and an integrated coffee machine. There is a granite breakfast table, pop-up plug sockets and tiled flooring. Positioned to the rear of the house, the stunning living area of the kitchen features a log burner and a traditional stone fireplace, with two sets of bi-folding doors opening onto the south-facing garden and Yorkshire stone terrace, perfect for entertaining. However, the undisputed masterpiece of this property is the bespoke, sunken spiral wine cellar, complete with an automatic opening glass cover, LED lighting and is designed to hold 1,000 bottles, perfect for wine enthusiasts.

The ground floor is equipped with a laundry room with an integrated fridge, space and plumbing for a washing machine and tumble dryer and there are two guest W.C.s.

Experience pure luxury to the first floor in the principal bedroom, which comprises a dressing room with fitted furniture and an impressive ensuite bathroom. Step out onto the private balcony through two sets of double French doors and be captivated by the mesmerizing view of the secluded and private mature south facing garden.

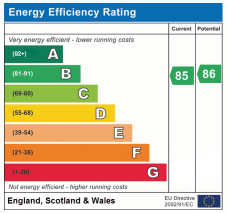
Aside from the principal bedroom the property boasts five further spacious and light bedrooms, four of which benefit from ensuite bathrooms. There is also a generous family bathroom. All bathrooms are fitted with Villeroy and Boch sanitary ware and are complimented with Porcelanosa tiling.

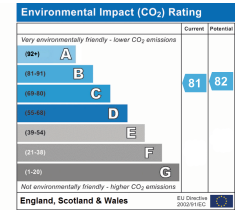
The loft space has not been currently converted but is substantial and could be used as further accommodation with the necessary planning consent or additional storage space with minimal investment.

The stunning private south-facing gardens at the rear boast immaculately manicured lawns, planting for all seasons, a sunken seating area with a fire pit, a pergola and generous Yorkshire stone patios that are perfect for outdoor entertainment. Moreover, the garden features a children's play area and strategically placed lighting that accentuates the beauty of the space at night.

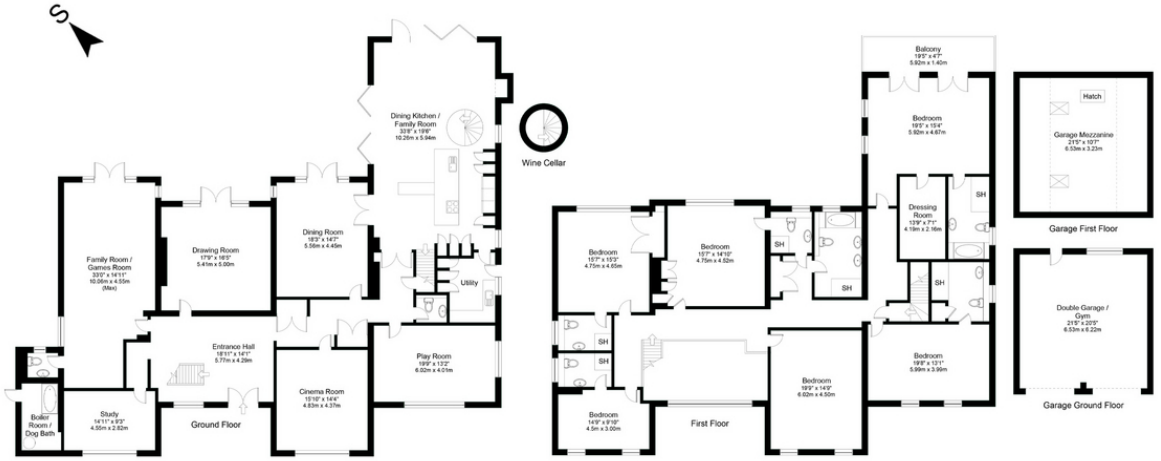
Alwoodley is ideally placed with excellent road links to Leeds City Centre, the spa town of Harrogate, market town of Wetherby and historical City of York. Leeds Bradford Airport is located just eight miles away and there are also rail links to Edinburgh, London and Manchester from Leeds. Roundhay Park, one of the largest city parks in Europe, is only a ten minute drive away and the popular Grammar School at Leeds, as well as highly regarded primary schools are within walking distance. The property is just a short distance from beautiful green belt countryside and there are six golf clubs nearby, including championship courses Moortown and Alwoodley.

Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.





Sandmoor Drive, Alwoodley, LS17 7DF



Main House Gross interal floor area including cellar, excluding balcony (approx.): 577.9 sq m (6,221 sq ft)
Garage Gross internal floor area including mezzanine & eaves (approx.): 85.8 sq m (924 sq ft)
Combined Gross internal floor area (approx.): 663.8 sq m (7,145 sq ft)
For illustratve purposes only. Not to Scale. Copyright © Zenith Creations.

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.