



GREENSIDE

21 SANDMOOR DRIVE ALWOODLEY LS17 7DF

www.butlerridgegroup.com

LUXURY - TECH PURPOSE

This impressive nine bedroom, elegant family home is set behind a carriage driveway and double electric gates within one of the most prestigious locations in North Leeds. A true entertainer's dream; interior designed to a luxurious standard without any compromise to functionality, this home provides a perfect blend of luxury, technology and purpose.

Designed by a collection of interior designers, this home has been extensively refurbished with the highest quality fixtures and fittings including Sylka carpets, designer wall coverings and bespoke oversized doors. This smart home is substantially supported by Control4 technology and aligned with an internal Samsung telephone system making it one of the most technically assisted properties in the area. This home includes all the facilities you could imagine; Bar, Cinema, Gym, Pool, Utility kitchen, Staff quarters and a Spa area.



Reception Hall

Entering into the property you will find a grand reception hall with a sweeping staircase and bespoke seating. Beneath the staircase is a cleverly concealed pocket door which can be opened up to transform the space when entertaining.



ENTERTAINING



Formal Lounge



Formal Dining Room



Bar



Cinema

HOME CINEMA

180 degree hinged doors lead to a stunning entertaining reception space with sitting area and inset illuminated display shelving.

A showstopping bespoke bar area designed by renowned interior designer, Stephanie Martinovic of Uffizzi Interiors, boasts restaurant grade Igloo wine system, a commercial glasswasher and custom Pegasus white granite bartop with inset Champagne ice trough.

The dining room, continuing from the formal lounge, is an elegant and tranquil space which can comfortably seat sixteen, and can also be accessed from the kitchen via an electric pocket door.

A real feature of this home is the luxury cinema room with hand stretched black faux suede wall and ceiling coverings, galaxy star ceiling panel, boutique cinema style lighting, five fully reclining chairs and a custom daybed.





Main Kitchen

OPEN PLAN LIVING



Main Kitchen

The Mark Wilkinson kitchen really is the heart of this home and features American black walnut units with polished stainless steel inlays and Silestone countertops. An impressive central island, set in cosmic black granite with breakfast bar, features a Gaggenau electric hob and built in chopping board.

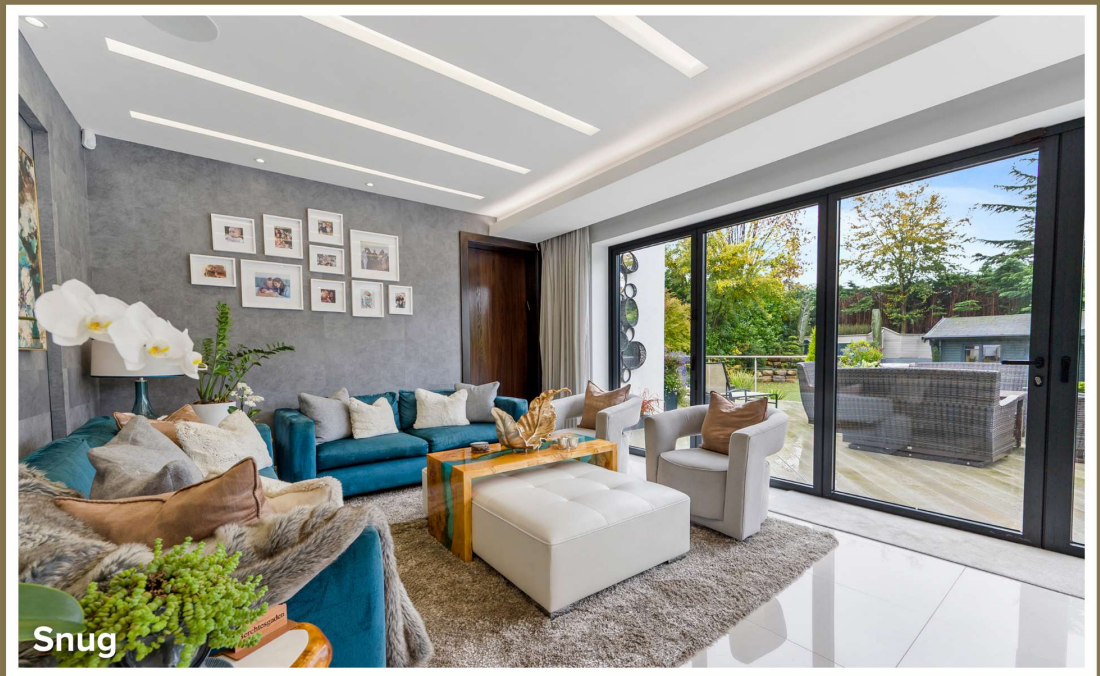
Included are high quality appliances; two Gaggenau ovens, a Sub-Zero fridge/freezer, two Fisher and Paykel drawer dishwashers and two boiling water taps. There is a concealed butler's pantry providing additional carefully planned storage.

This sociable space encompasses a substantial dining area, a comfortable sitting area/snug with Bi-Fold doors giving access to the rear terrace.

The kitchen leads to a family tv room with an imported stained Spanish oak feature wall, electrically operated blackout blinds and Bi-Fold doors lead to the rear terrace overlooking the swimming pool.



Informal Dining



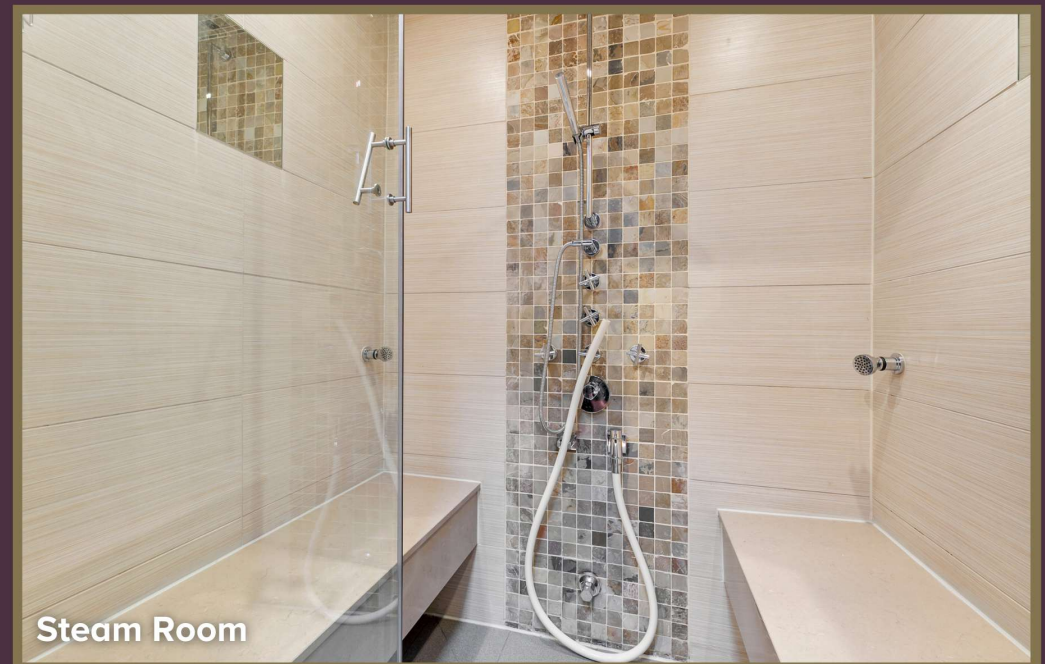
Snug



Family TV Room

LEISURE

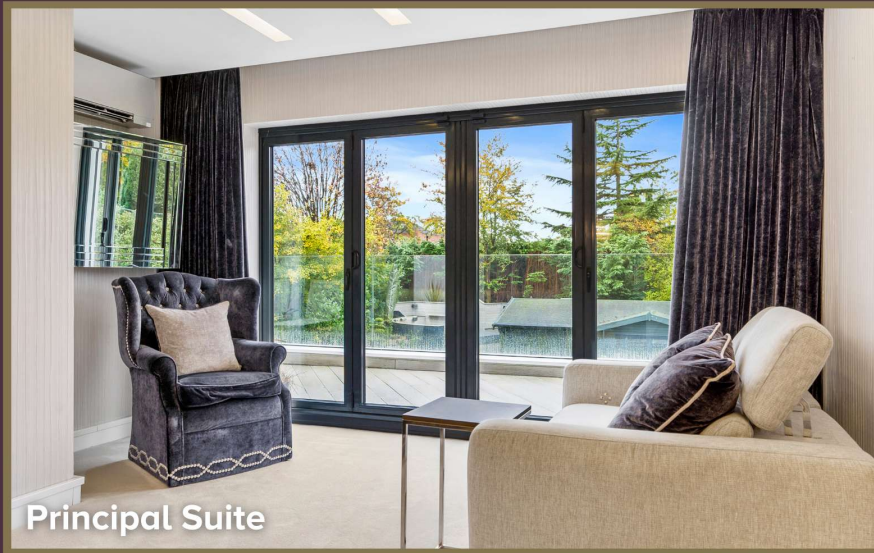
An inner hallway leads to a home office/further reception room, a second kitchen with a range of integrated appliances and a ground floor bedroom with ensuite shower room which is ideal for a housekeeper. A side entrance hall gives access to a double garage with automated doors, the plant room and a gym with mirrored wall, changing room and a steam room with aromatherapy system.



Butler Ridge

Prime Property Luxury Lifestyle

1ST & 2ND FLOORS



Principal Suite

The spacious first floor reception landing area has a panoramic window overlooking the rear garden. The principal bedroom suite really offers the perfect room to relax with a sitting area, a luxury ensuite bathroom with two showers, twin sinks and Jacuzzi bath, a balcony and two dressing rooms.

There are two further double bedrooms with ensuite shower rooms and another bedroom which is currently used as a home office fitted with a kitchenette / tea station and sink.

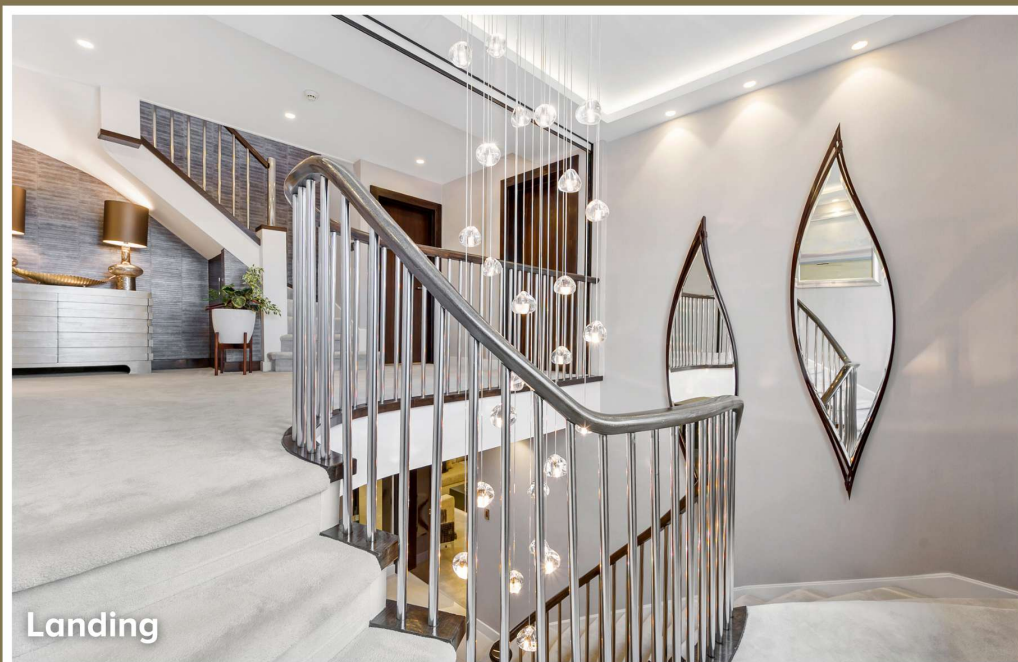
To the second floor is a landing area and two further double bedrooms, both with dressing areas and ensuite shower rooms.



Principal Bedroom



Principal Bathroom



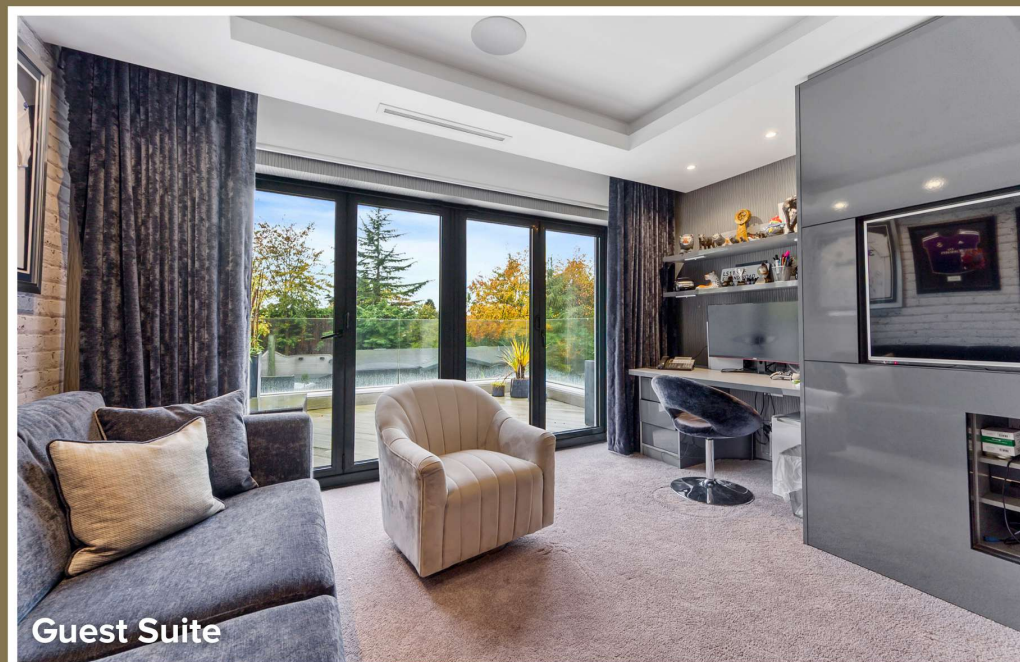
Landing



Guest Bedroom

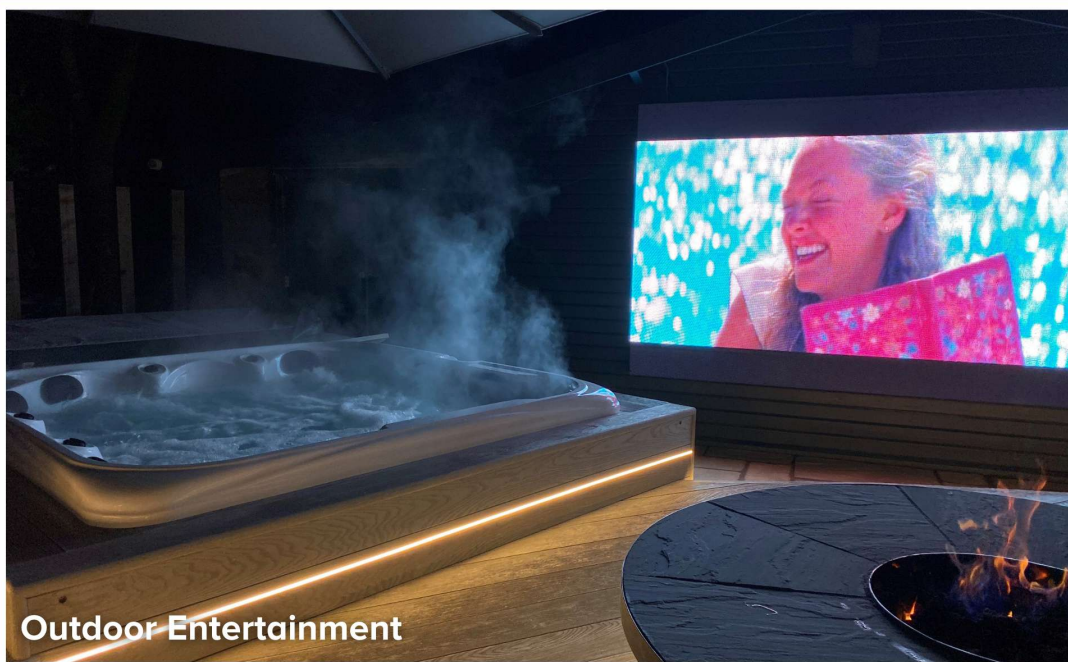


Ensuite



Guest Suite

OUTDOOR SPACE



Outdoor Entertainment



Pool



Pine Lodge

The outside area has been meticulously planned to take full advantage of the south west facing aspect with feature lighting, a full width terrace with electric awnings, artificial lawn and a heated swimming pool with electric cover.

There is an outstanding outdoor entertaining area featuring horseshoe seating enjoying both overhead and foot warming heaters, outside kitchen with Sub-Zero appliances and BeefEater BBQ.

A large Hot Tub with a hard electric cover and LED outdoor cinema screen complete the sensational outside space.

PINE LODGE



Entrance



Bedroom

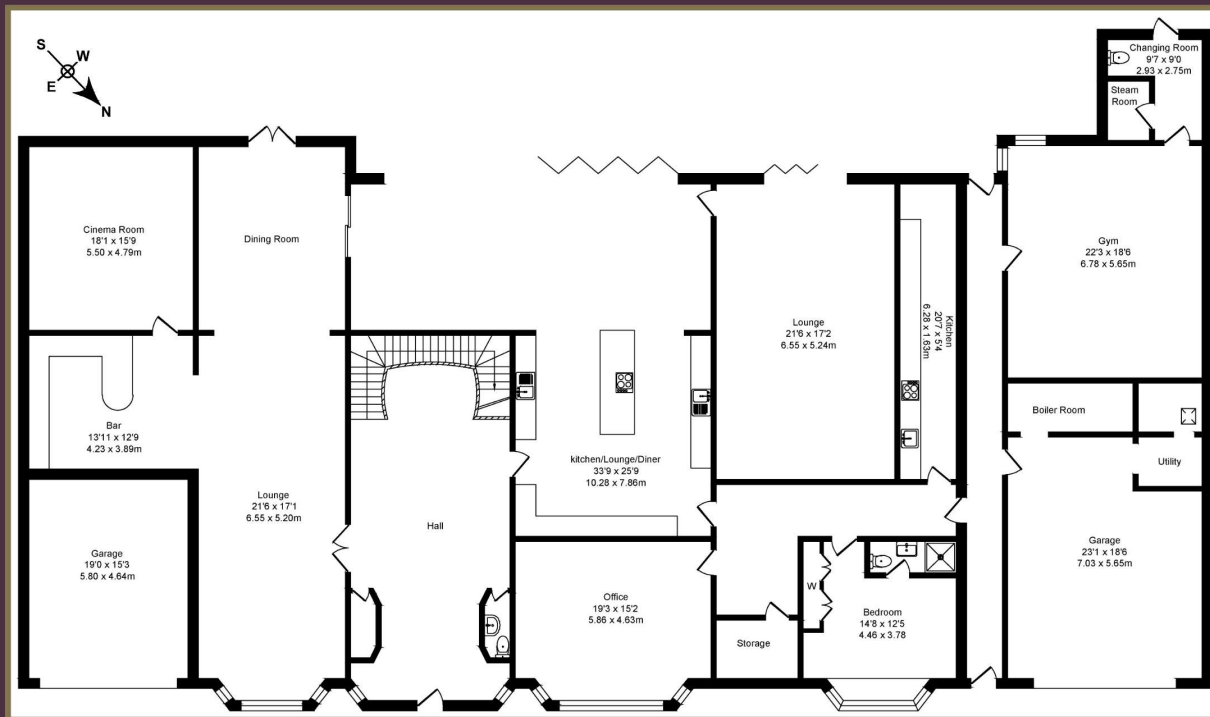
Pine Lodge, located to the rear of the plot, offers self-contained accommodation, ideal for guests or dependent family members. There is an open plan living kitchen and two double bedrooms both with ensuite shower rooms.



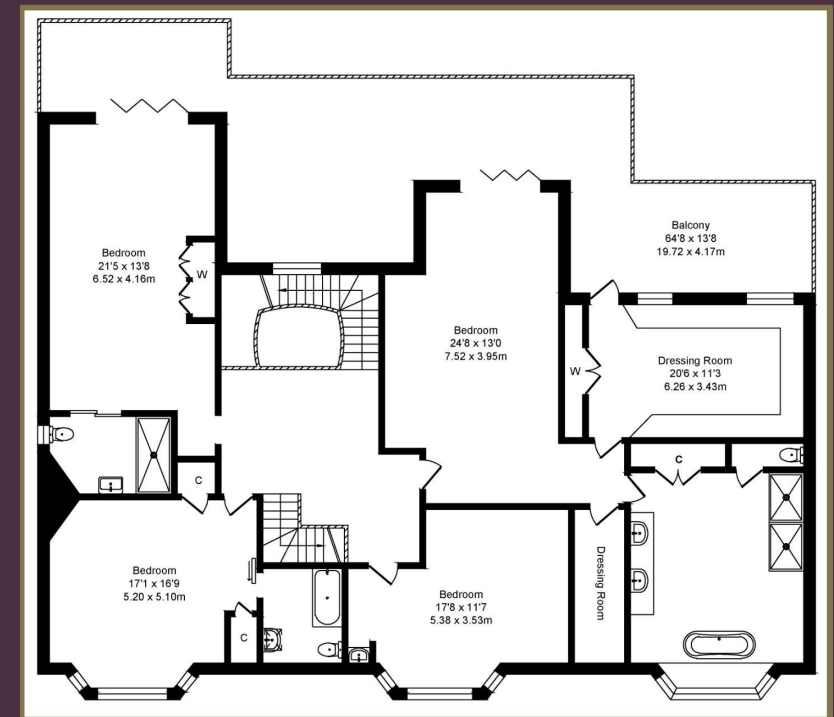
Open Plan Living



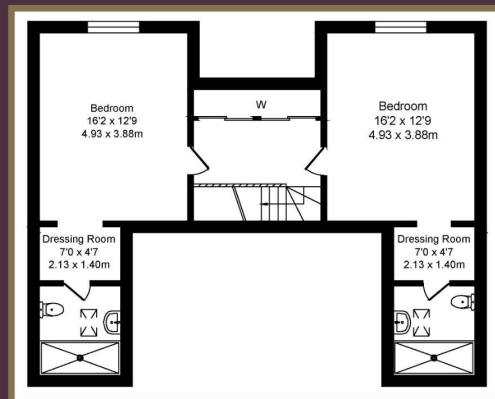
External



GROUND FLOOR



FIRST FLOOR

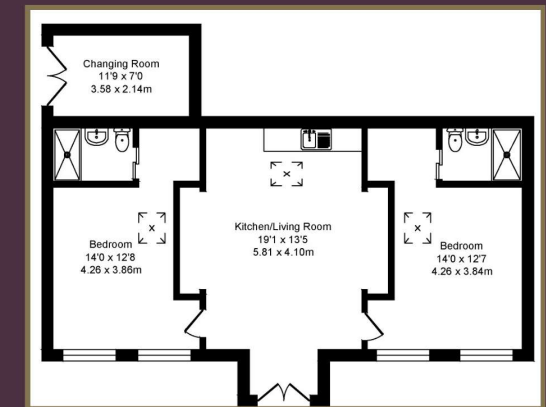


SECOND FLOOR

GREENSIDE

21 Sandmoor Drive

Total Approx Floor Area	10280 sq.ft
Ground Floor	4885 sq.ft
First Floor	2348 sq.ft
Second Floor	731 sq.ft
Balcony	714 sq.ft
Pine Lodge	887 sq.ft
Garages	715 sq.ft



PINE LODGE

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt is made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

CONNECTED LOCATION



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.

Roundhay Park, one of the largest city parks in Europe, is only a five minute drive away and the popular Grammar School at Leeds, as well as highly regarded primary schools are within walking distance.

Greenside is just a short distance from beautiful green belt countryside. There are six golf clubs nearby, including championship courses Moortown and Alwoodley.



Situated in the heart of North Leeds' most prestigious suburb of Alwoodley, the property is close to a range of local amenities including shops, restaurants, pubs, parks and numerous highly regarded golf courses.



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