



LAVANDULA

2 Rose Croft, East Keswick

Carter Jonas

LAVANDULA, 2 ROSE CROFT, EAST KESWICK, LS17 9HR

Wetherby – 4 miles
Leeds – 10 miles
Harrogate – 8 miles
A1(M) - 3 miles

Lavandula has over recent years, undergone a complete programme of remodelling, extension and internal fit out to a high specification effectively replacing the original property. An internal inspection is essential to fully appreciate the high standard of appointment and light spacious family living accommodation on offer. East Keswick is set amidst open countryside with two public house, sports club, butchers and village hall. A wider range of shopping facilities are available in the neighbouring village of Collingham and nearby market town of Wetherby. The area is well served with excellent schools including The Grammar School at Alwoodley and Gateways School in Harewood, both within approximately 10 minutes drive. Leeds Bradford International Airport is within half an hours drive.

The accommodation briefly comprises an entrance vestibule opening through into the reception hall off which is a guest cloakroom and WC. A feature of the property is the stunning open plan family living/dining kitchen with feature central media wall incorporating remote control gas fire. There is an exposed stone wall and full height glazed sliding patio doors running the full length of the room opening into the rear garden. The kitchen area has a comprehensive range of hand painted units complemented by granite preparation surfaces, large matching central island with breakfast bar and range of integrated appliances including American style fridge freezer. Leading off the kitchen is a large fitted utility room with door to the rear garden and internal access to the garage. There is a second formal sitting room with remote control gas fire in marble surround.

AN EXCEPTIONAL INDIVIDUAL DETACHED FAMILY RESIDENCE BUILT TO A VERY HIGH SPECIFICATION SET IN IMMACULATE GARDENS IN A PRIME CORNER PLOT IN THE SOUGHT AFTER VILLAGE OF EAST KESWICK.



At first floor level is a fabulous principal bedroom with vaulted ceiling, fitted wardrobes and full width chest of drawers and leads through into a luxury ensuite bath/ shower room with arched stone ceiling with concealed lighting. There is a second bedroom suite with fitted wardrobes and luxury ensuite shower room, 2 additional bedrooms and luxury house shower room.

Outside, the property is approached by a wide driveway providing parking for numerous vehicles in turn giving access to the integral double garage with automatic up and over door. There is a lawned front garden and stone boundary wall with footpath leading to the side of the house where there is a gravelled area with a raised sleeper flower bed and olive tree leading round to the rear garden designed for outside entertaining and ease of maintenance with extensive decking areas, neat well maintained lawn, extensive flower border and porcelain tiled terrace leading down the full length of the property.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

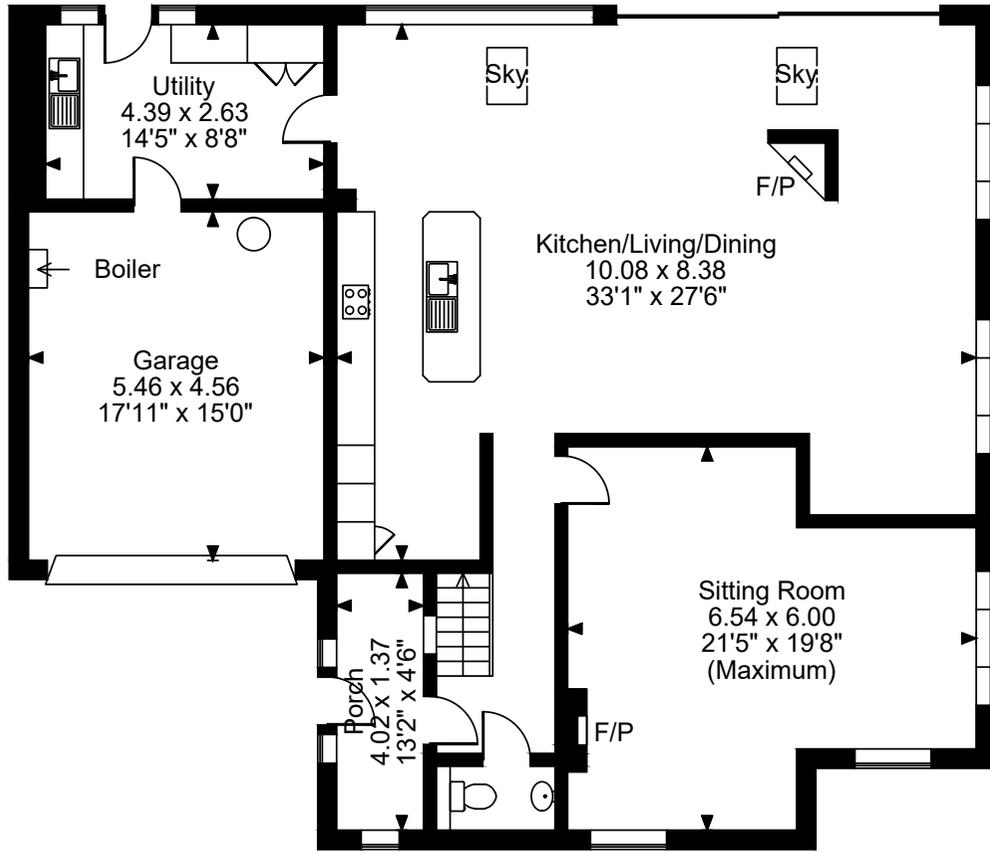
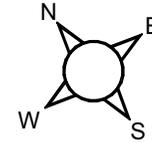
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions: Entering East Keswick from Collingham via the Harewood Road continue into the village where Rose Croft is the second turning on the right. Lavandula is the first property on the right hand corner.

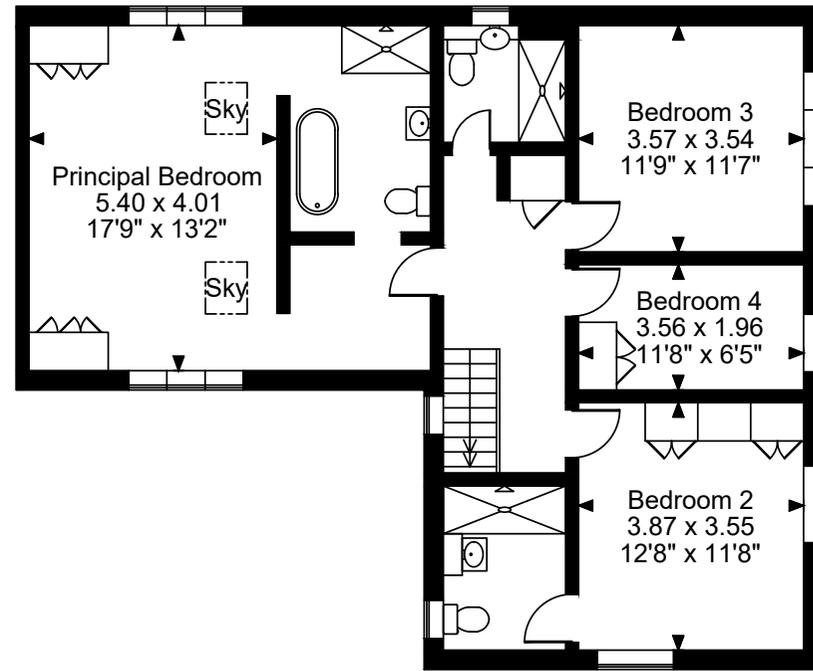




Lavandula, Rose Croft, East Keswick
Approximate Gross Internal Area
Main House = 2,429 sq ft / 226 sq m
Garage = 273 sq ft / 25 sq m
Total = 2,702 sq ft / 251 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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