



Fieldside house 12 Windgate Hill, DN12 3EH
£570,000 GuidePrice
Tenure Freehold

- **FIELD VIEWS**
- **NO CHAIN**
- **SUPER MODERN ENSUITE**
- **4/5 BEDROOM**
- **DETACHED STUNNING FAMILY HOME**
- **SUPER MODERN KITCHEN WITH ISLAND**
- **UTILITY ROOM**

SPACE TO BREATHE, CONNECTIONS TO EVERYWHERE...

NO UPWARD CHAIN - MOVE STRAIGHT IN AND START LIVING THE LIFESTYLE YOU'VE BEEN DREAMING OF.

Occupying an enviable position with far-reaching countryside views, this exceptional detached family residence delivers luxurious living in a peaceful setting whilst remaining perfectly placed for commuters, with easy access to Doncaster's direct rail services to London King's Cross.

Set within beautifully landscaped grounds, this substantial home offers an outstanding combination of space, style and versatility. Immaculately presented throughout and ready to move straight into, the property has been thoughtfully designed to meet the demands of modern family life, providing generous accommodation across three impressive levels, together with a substantial driveway and integral double garage.

Whether you're seeking room for a growing family, space to work from home, or a home perfectly suited to entertaining, this remarkable property delivers on every level. Elegant reception spaces, a stunning contemporary kitchen, luxurious bedroom suites and high-quality finishes throughout create a home that is as practical as it is beautiful.

The principal suite provides a true sanctuary, complete with a dressing room and stylish en-suite, while the remaining bedrooms offer generous proportions and flexible living arrangements. Every aspect of the home has been carefully considered to create a seamless blend of comfort, luxury and functionality.

Outside, the property offers two exceptional outdoor spaces, each with its own distinct character. To one side, a beautifully secluded Mediterranean-inspired courtyard creates a private sanctuary unlike anything else on the market, whilst to the rear, landscaped gardens and far-reaching countryside views provide the perfect backdrop for family life and entertaining.

Conisbrough continues to attract buyers seeking exceptional value without compromising on quality of life. Combining village charm, excellent local amenities and outstanding transport links, including easy access to Doncaster Railway Station and direct services to London, it offers the perfect balance between countryside living and city connectivity. Why pay London prices when you can enjoy this level of space, quality and lifestyle within easy reach of the capital?

Rarely does a home of this size, quality and setting come to market. Offering exceptional living space, beautiful surroundings and true turnkey convenience, this is a forever home that simply must be viewed to be fully appreciated.



TOTAL: 220 m2
 GROUND FLOOR: 84 m2, 1ST FLOOR: 53 m2, 2ND FLOOR: 83 m2
 EXCLUDED AREAS: GARAGE: 30 m2, WALLS: 19 m2

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	