



# FOXWOOD HOUSE

Victoria Road, Harrogate



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# FOXWOOD HOUSE

18 VICTORIA ROAD HARROGATE HG2 0HQ

AN ELEGANT DETACHED TOWNHOUSE WITH ARTS & CRAFTS  
STYLING STANDING IN SUBSTANTIAL PRIVATE GROUNDS  
WITHIN LEVEL WALKING DISTANCE OF CENTRAL HARROGATE,  
AND INCORPORATING ANNEXE ACCOMMODATION TO OFFER  
FLEXIBILITY OF USE

## Accommodation

Reception hall • Cloaks/WC • Drawing room • Sitting room • Split level dining  
and garden room • Study • Large breakfast kitchen. Utility room

Master Suite comprising bedroom, bathroom and separate dressing rooms  
Two further double bedrooms • House bathroom

Attached self-contained annex with bedroom/studio, bathroom and conservatory

## Externally

Detached double garage with storage • Extensive Sun terracing  
Lovely large gardens with wooded boundaries  
Standing overall in almost half an acre

FOR SALE BY PRIVATE TREATY



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### Situation

Foxwood House is situated close to the exceptional range of facilities in central Harrogate which are within distance across Harrogate's famous 200 acre Stray. Victoria Road is noted for its quiet convenience, situated behind Beech Grove, and also close to the day-to-day local amenities on Cold Bath Road. Harrogate offers excellent connectivity with a direct LNER rail service to London Kings Cross, and increasingly range of flight options from Leeds Bradford airport being a 25/30 minute drive.

### Description

The property is believed to date from around 1920 and retains original Arts & Crafts features both internally and externally, witness the overhung roof lines, timbered elevations, window detailing and internal panelling. The property occupies a substantial plot of approximately 0.43 acres being a significant added feature for a private house so close to the town centre. The gardens of this impressive home have been designed and landscaped to afford an exceptional degree of privacy, with strategically situated terracing and predominantly lawned gardens having established woodland to the boundaries. There is an extensive bank of rhododendrons that are simply stunning in full bloom.

More recent extension and adaptation has created a superb elegant townhouse extending overall to some 3500 square feet that is arranged to offer flexibility of use to satisfy modern day living standards. The original attached garage now comprises a self-contained annex ideal for visitors, dependent relatives or home working. There is an electric gated entrance with a gravel driveway that sweeps around the house to a substantial detached double garage block that also has useful ancillary storage.





## Accommodation

Foxwood House is the epitome of elegant urban living with generously proportioned rooms presented to an impeccable standard. With interior design by the talented Richard Grafton, the formal drawing room has recently been enhanced whilst remaining a superb testament to the building's original design and era. The further reception rooms are no less impressive with a good-sized sitting room plus a large open plan split level dining area and garden room that has a strong continental feel and positioned to take full advantage of afternoon and evening sunshine. Hence double patio doors that lead to extensive terracing facing south-west. There is a large breakfast kitchen with a 4 oven Aga plus utility room as well as a study hidden to the front of the building.

The bedroom accommodation in the main house comprises an extensive master suite having a generous principal bedroom, primary dressing room, edwardian bathroom with wonderful original fittings and tiling plus a further dressing room and separate WC. There are two guest double bedrooms and a refitted house bathroom. The annex whilst self-contained is immediately adjacent comprising a studio double bedroom, bathroom plus a conservatory/sitting room that overlooks the private gardens.

Foxwood House is a superb discreetly positioned detached Harrogate townhouse with hidden gardens, generous and flexible living accommodation, significant garaging and secure parking all of which is a few minutes' walk of the town centre.

## Owners Insight

It's a warm family home, quiet yet convenient, private and elegant, the garden is fabulous. The list is endless.



#### Tenure

Freehold with possession legal completion

#### Services

All mains services are installed. EPC rating E.

#### Local Authority

North Yorkshire Council.

#### Council Tax

Band G.

#### Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

#### what3words

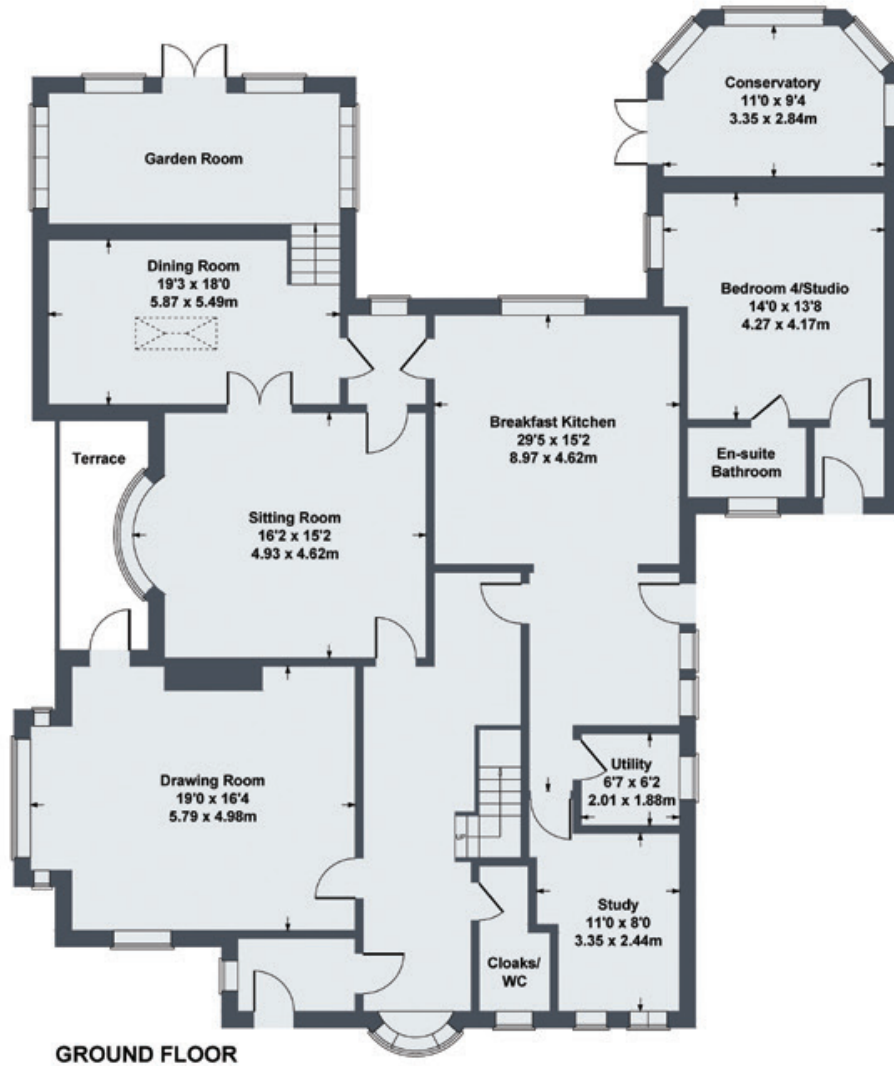
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#### Viewing Arrangements

Strictly by appointment with GSC Grays:

T - 01423 590500 | E - [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)





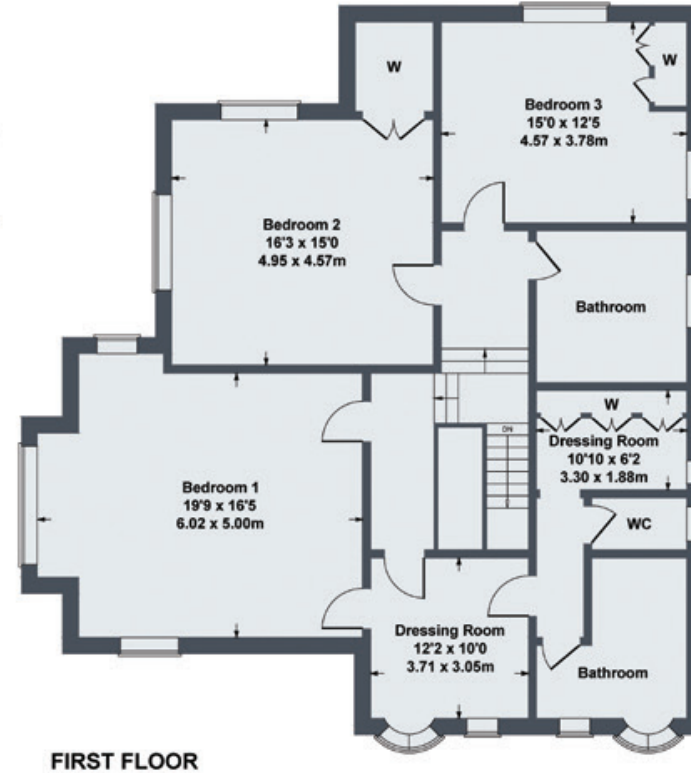
## Foxwood, Victoria Road, Harrogate

Approximate Gross Internal Area  
3515 sq ft - 327 sq m

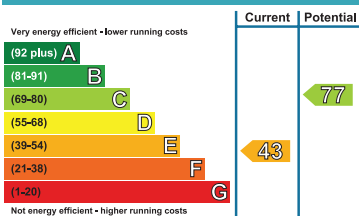
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



### Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024

Photographs taken: August 2024

