



Beechwood

62B Dore Road, Dore, Sheffield, S17 3NE



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Beechwood is an exceptional contemporary residence of remarkable scale and quality, forming part of an exclusive gated development of just four individually designed homes in one of the area's most sought-after addresses. Extending to approximately 4,458 sq ft and arranged over three floors, this outstanding new build has been meticulously crafted to offer the very finest in modern luxury living.

Designed with both elegance and practicality in mind, the property provides up to seven generously proportioned bedrooms and four luxurious bathrooms, with further potential to adapt the accommodation to suit individual requirements. Every element of the home has been carefully considered, showcasing high-specification finishes and refined architectural detail.

Approached via secure gated access, Beechwood enjoys a private and prestigious setting, with completion anticipated in April 2026. The development has already proven highly desirable, with the first home sold and occupied.

The property is perfectly positioned within easy walking distance of the highly regarded Dore village, renowned for its excellent selection of independent shops, cafés, restaurants, and traditional pubs, alongside essential amenities including a doctor's surgery and dental practice. Dore train station provides convenient connections to Sheffield, Manchester and London, making this an ideal location for both commuting and leisure.

Surrounded by an exceptional natural landscape, the property also offers immediate access to the open countryside of Blacka Moor and the Peak District National Park. A range of nearby leisure facilities, including Beauchief and Abbeydale Golf Clubs and Abbeydale Sports Club, further enhance the lifestyle appeal of this outstanding home.

KEY FEATURES

- Exclusive gated development of four new build homes, Plot 1 sold, Plot 2 Beechwood now available April 2026
- Accommodation extending to approx 4458 Sq ft
- High specification throughout including air source heat pump and underfloor heating
- Smart home features including app controlled CCTV, speakers and heating controls
- Magnificent large principal suite with dressing area and luxury ensuite
- Up to seven bedroom accommodation over three floors with flexible second floor layout
- Prestigious Dore Road location on a secure private gated development
- Karl Benz fitted kitchen with integrated Siemens appliances plus utility and boot room
- Large integral double garage and EV charging
- Walking distance of Dore Village and open countryside of Blackmoor and Peak District National Park



GROUND FLOOR

A spacious and impressive reception hall welcomes you, featuring a magnificent staircase and a luxurious cloakroom complete with bespoke built-in cupboards. A striking glazed Crittall door leads from the hall into an expansive open-plan living kitchen, thoughtfully divided into three distinct areas.

The space includes a beautifully designed Doimo Cucine Italian kitchen, a dedicated dining area, and a comfortable family lounge. The kitchen is fitted with a comprehensive range of built-in Siemens appliances, including a self-cleaning microwave oven, separate self-cleaning oven, induction hob, two-zone wine cabinet, full-height integrated fridge and freezer, and an integrated dishwasher. An Elica overhead extractor is flush-fitted into a bespoke Venetian plastered feature bulkhead above the four-seat island, which also incorporates rear cabinetry for additional storage. The kitchen further benefits from an instant boiling water tap with cold water filter, resin sinks and quartz surfaces featuring a waterfall island and full bespoke splashback, complemented by integrated LED lighting and an S-Box chameleon hidden double socket.

Leading off the kitchen is a generous bespoke utility/boot room, also featuring Doimo Cucine units, including a concealed area for a washing machine and tumble dryer, with direct access to a large double garage.

The family lounge area is enhanced by bespoke floating integrated storage cabinets and a media wall with feature LED lighting, designed to accommodate a 100-inch television. Built-in Bluetooth ceiling speakers allow for discreet background music, while two sets of aluminium doors open onto an entertaining terrace, seamlessly blending indoor and outdoor living.

Off the main hall, there is a versatile study/snug and to the front of the property, a large family sitting room with a panoramic window, providing an abundance of natural light and an elegant space for relaxation or entertaining.













FIRST FLOOR

A striking staircase crafted in limed oak with a feature black steel balustrade rises from the reception hall to a spacious first-floor landing.

The principal bedroom suite is of generous proportions and features patio doors opening onto a Juliet balcony. At one end of the room, a large dressing area is fitted with an extensive range of bespoke furniture, including wardrobes with integrated drawers, shelving and hanging rails. The ensuite exudes luxury, complete with a Lusso freestanding stone bath, Aquaroc twin vanity unit with back-lit heated wall mirrors and a Crosswater M-Pro walk-in shower with recessed niche and premium sanitary fittings. Additional features include built-in storage shelving, an electric towel rail and a courtesy night light.

Bedroom two is a further spacious double bedroom, complemented by a beautifully appointed luxury ensuite shower room.

Bedroom three is another well-proportioned double bedroom, also benefitting from a stylish ensuite shower room.





A dark wood nightstand with a white ceramic lamp with a black shade and a small white alarm clock.

A black metal canopy bed with white bedding, a patterned bench at the foot, and a large window with a view of trees.

A potted plant in a white pot, two stacked brown patterned boxes, and a dark wood desk with a mirror and a chair.









SECOND FLOOR

A continuation of the striking limed oak staircase with feature black steel balustrade leads from the first floor to a spacious second-floor landing.

To the front of the property is a highly versatile room, enhanced by a striking tall apex window fitted with Brise-Soleil louvres, offering far-reaching views towards Abbeydale, Beauchief Golf Courses and beyond.

To the rear, an impressive full-width room extending to approximately 488 sq ft features dramatic double apex windows, creating a light-filled and expansive space. This room offers flexibility and can easily be reconfigured to form two substantial rooms if desired.

A further generously sized room benefits from three Velux roof lights, providing excellent natural light and flexible accommodation to suit a buyer's requirements.

The family bathroom is beautifully appointed with a luxury suite, including a Lusso stone freestanding bath and a separate rain shower cubicle.

The second floor offers exceptional versatility, allowing a purchaser to tailor the space to their individual lifestyle requirements. Potential uses include:

- Additionl bedrooms (4,5,6 or 7)
- Cinema room
- Dressing room with ensuite
- Entertaining Suite
- Games Room
- Gym
- Office
- Playroom / Hobby room

For further information please discuss with the builder or Saxton Mee estate agents







EXTERIOR

Accessed from Dore Road via electric gates, a shared private road leads to the property's own electric security entrance gate, providing an added sense of privacy and exclusivity. This in turn opens onto a resin driveway, offering off-road parking for up to four vehicles.

A neatly landscaped front garden enhances the approach, creating an attractive first impression. The driveway also provides access to a large integral double garage, fitted with a high-quality Hörmann electric door, combining convenience with security.

To the rear of the property, a broad full-width porcelain tiled entertaining terrace provides an ideal space for outdoor dining and socialising, seamlessly extending from the main living areas. Beyond, a level garden laid to lawn offers a practical and family-friendly outdoor space, complemented by a beautifully stocked border to the rear, creating an attractive and private backdrop.

Designed with both relaxation and entertaining in mind, the garden is easy to maintain while offering a stylish and inviting setting for modern family living.







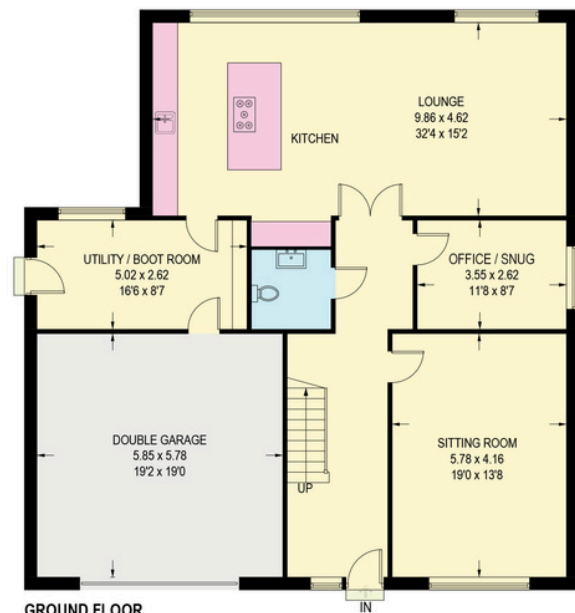
SPECIFICATION

- External facades TBS handmade bricks
- Block and beam floors throughout the house
- High quality carpets and Karndean flooring
- Bespoke internal fire doors with matching architraves and skirting
- Karl Benz – Italian Doimo Cucine kitchen, utility/ boot room
- Siemens integrated kitchen appliances
- Fully tiled bathrooms
- Free standing Lusso stone baths
- Walk-in rain showers
- Concealed cistern toilets
- Full fibre broadband
- Wi-fi boosters to each floor
- App controlled CCTV, speakers and heating control
- Integrated ceiling speakers in living kitchen and master bedroom
- Comprehensive security system
- 3 phase electricity supply
- EV charging point
- External electric sockets and cold water taps
- Air source heat pump
- Smart aluminum external windows and doors
- Anti-UV glazed front elevation windows
- Underfloor heating throughout
- Purchaser design flexibility for second floor
- 10 year new build warranty

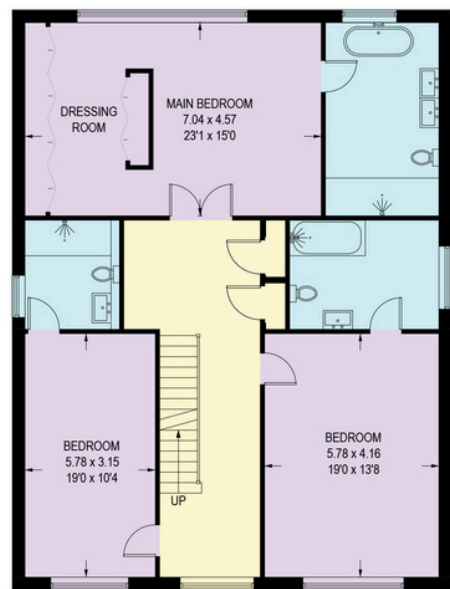


BEECHWOOD, 62B DORE ROAD

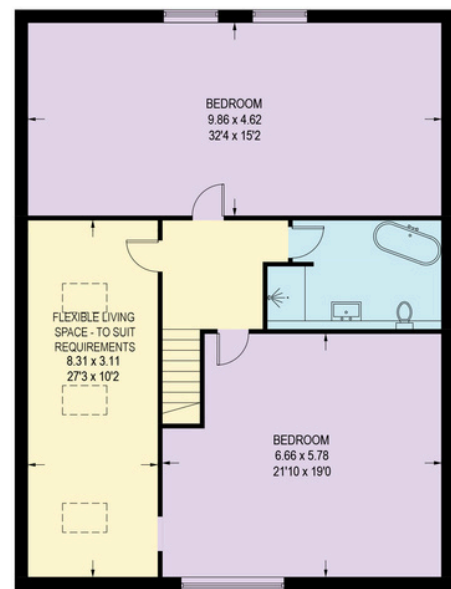
APPROXIMATE GROSS INTERNAL AREA = 414.2 SQ M / 4458.1 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
153.4 SQ M / 1650.9 SQ FT



FIRST FLOOR
130.4 SQ M / 1403.6 SQ FT



SECOND FLOOR
130.4 SQ M / 1403.6 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.
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For further information
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