



## 7 Main Road, Hambleton

£625,000

- Impressive Detached Residence
- Family Shower Room & En-Suite Bathroom to First Floor
- Stylish Modern Kitchen
- Popular Village
- 5 Bedrooms (2 To Ground Floor)
- Family Room, Sitting Room
- Gym
- Ground Floor Shower Room
- Separate Dining Room
- Good Size Plot

An excellent opportunity to acquire this impressive and beautifully extended five-bedroom detached residence located in the heart of the desirable village of Hambleton.

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With over 3,395 sq ft of living space across two floors, this unique and versatile home offers exceptional comfort, privacy, and functionality – ideal for growing families, multi-generational living, or those working from home.

Securely positioned behind gates with a large brick-paved driveway, this property combines character with modern finishes, offering outstanding indoor and outdoor living potential.

Upon entering, you are welcomed into a hallway which provides access to the entire ground floor arrangement. The property has three reception rooms, the first being a formal dining room located just across from the kitchen.

Beyond this lies the expansive family room and adjacent sitting room, both flooded with natural light from French doors that open out to the garden—creating a beautiful connection between indoor and outdoor spaces. The sitting room also has the benefit of a log burner, making it the perfect cosy space in the colder seasons.

The stylish modern kitchen features a combination of dark and light grey contemporary shaker style base and wall units with integrated appliances seamless fitted. The space benefits from excellent natural light, with two double-glazed windows positioned to the front and rear elevations. Additional features include elegant tiled splashbacks and stylish plinth lighting.

To the right of the home, the ground floor accommodates two spacious double bedrooms, a contemporary bathroom, and a generously sized utility room with ample storage. This section of the property would be perfectly suited for families seeking a layout that supports multi-generational living.

Also on the ground floor a dedicated gym room provides the perfect space for fitness enthusiasts or could easily be repurposed as a home office, studio, or additional reception room depending on your lifestyle.

Upstairs, the first floor continues to impress with three further double bedrooms, each thoughtfully designed to offer privacy and comfort. The stunning principal bedroom spans over 25 feet and includes dual aspect windows. A generous en-suite and built in wardrobe complete this room. Two further bedrooms and a family bathroom ensure space for guests or growing families.

Set on a sizeable plot, the property is fronted by a large block-paved driveway offering ample parking, all framed by mature hedging and accessed through an attractive gated entrance.

The impressive south facing rear garden is predominantly lawned with large trees and hedging offering privacy.

Located in the popular village of Hambleton, this home benefits from excellent local amenities, reputable schools, and superb transport links to Selby, Leeds, and York—making it ideal for commuters and families alike.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: TBC

Council Tax: North Yorkshire Council Band F

Current Planning Permission: No current valid planning permissions

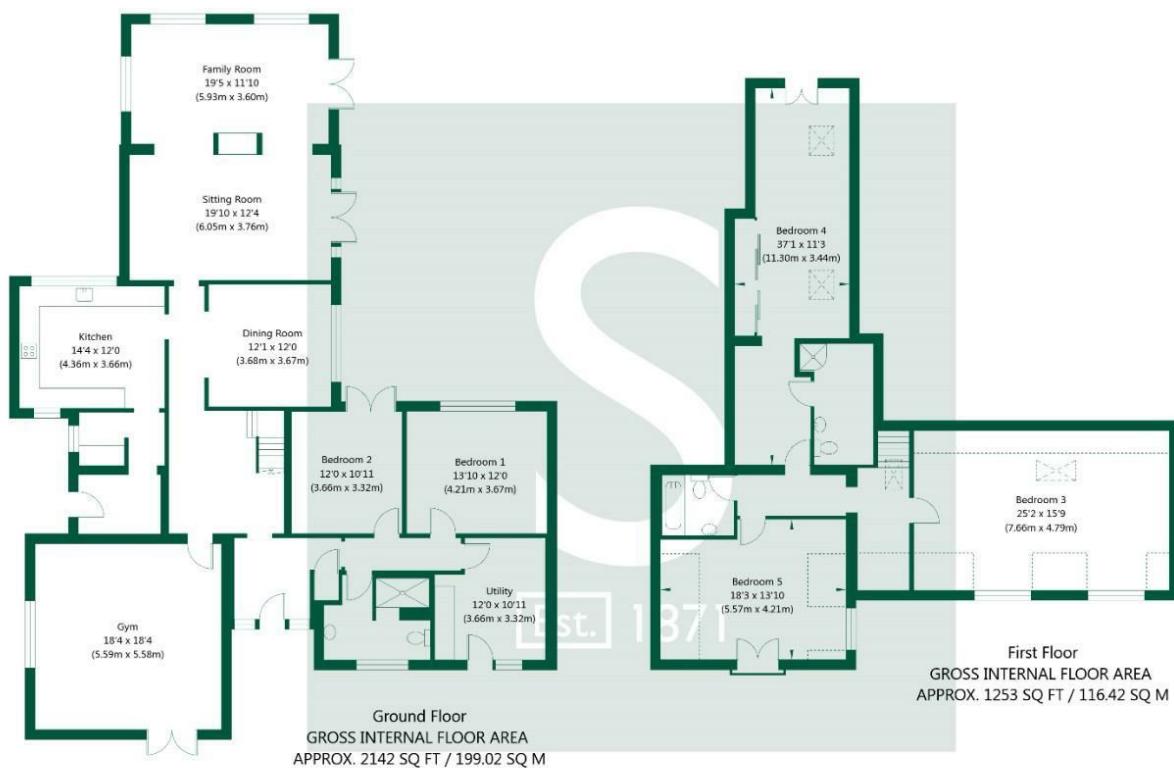
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.



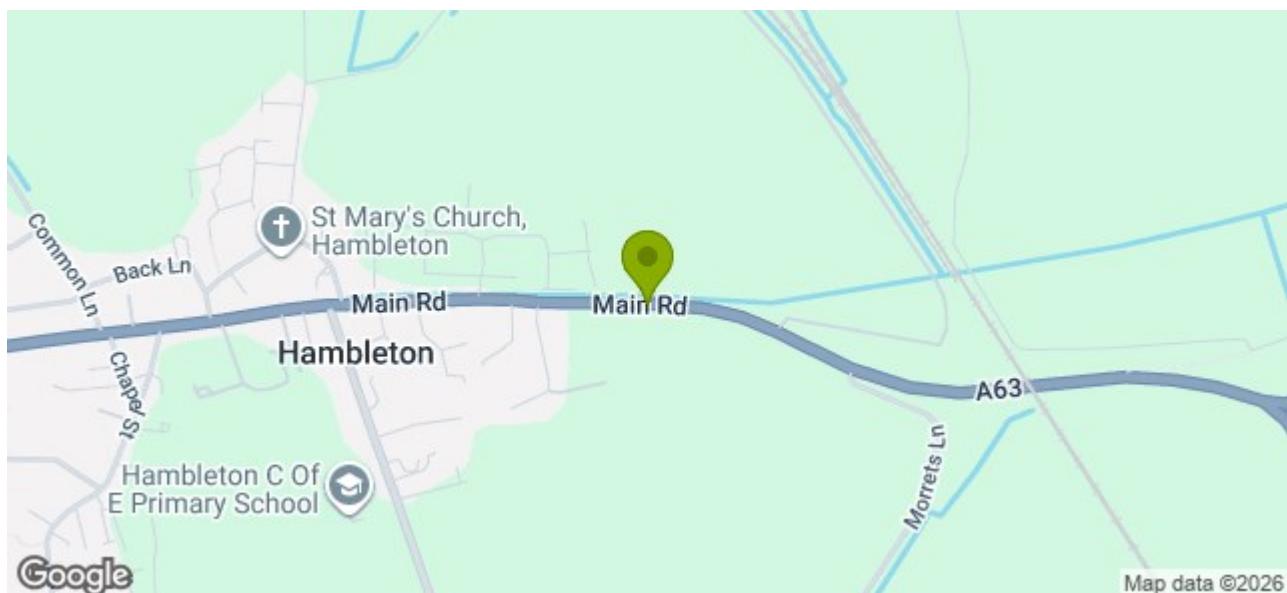




NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3395 SQ FT / 315.44 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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