



2 Grey Close Sutton-On-The-Forest

York, YO61 1DQ

£550,000

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A BEAUTIFULLY PRESENTED AND COMPREHENSIVELY REFURBISHED DETACHED FOUR DOUBLE BEDROOM FAMILY HOME, OFFERING BEAUTIFULLY BALANCED AND VERSATILE ACCOMMODATION EXTENDING TO OVER 1600 SQ FT ACROSS TWO FLOORS. ENJOYING AN ENVIABLE POSITION WITHIN A HIGHLY SOUGHT-AFTER VILLAGE, AND TUCKED AWAY WITHIN AN ATTRACTIVE CUL-DE-SAC, THE PROPERTY STANDS WITHIN MATURE GARDENS AND COMMANDS TRULY EXCEPTIONAL, FAR-REACHING VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS THE HOWARDIAN HILLS

Mileages: York – 9 miles, Easingwold – 6 miles (Distances approximate)

Outbuilt Porch, Reception Hall, Cloakroom/Wc, Sitting/ Dining Room, Kitchen/ Dining Room.

First Floor Landing; Principal Bedroom with 4 Piece Ensuite Bathroom, 3 Further Double Bedrooms, Family Bathroom.

Front Garden, Stunning Rear Gardens Views, Driveway Parking and Garage.

The property is approached via a composite entrance door, set beneath a PVC double-glazed window overlooking the pleasant cul-de-sac, which opens into a useful OUTBUILT PORCH. A practical space with terracotta tiled flooring underfoot, shelving to two sides and fitted cupboards neatly arranged within a recessed area.

A further composite part glazed door, with a window alongside, opens into a welcoming RECEPTION HALL, where a turned staircase rises to the first floor enhanced by useful under the stairs storage with fitted rail and cupboard, while solid oak doors lead invitingly off to the principal rooms.

To one side, CLOAKROOM/WC neatly appointed with tiled flooring, a wash hand basin set on a pedestal with chrome fittings and a low-level WC with a frosted window.

Crossing the hall, there is a STUDY offering a private workspace and enjoying a pleasant outlook to the front through a PVC double glazed window complimented by elegant plantation style shutters.

Returning to the hall, a part glazed oak door opens into an impressive KITCHEN/ DINING ROOM, a wonderfully proportioned space extending to over 22 ft. Recently refitted kitchen is arranged with modern, light toned shaker style units and sleek work surfaces. A stainless steel sink sits beneath a window, while integrated double ovens and space for freestanding appliances ensure practicality. Toward the rear of the room opens out into a dining area, where sliding doors draw the eye outward, framing far reaching views across the open countryside and allowing direct access to the garden.

Back through the hall, a central door leads into the superb SITTING / DINING ROOM, generously scaled space extending beyond 25 ft. A window overlooks the side garden, whilst a feature open fireplace with stone surround provides a focal point, flanked by built in shelving. An archway divides the room, leading into a dining area that enjoys a dual aspect, capturing sweeping views to the rear across rolling countryside and towards the Howardian Hills beyond.

Stairs rise from the hall, passing a picture window to the FIRST FLOOR LANDING, where there is access to the loft and an airing cupboard housing the hot water cylinder, with shelving for linen.





From here, two well proportioned DOUBLE BEDROOMS sit to the front, while to the rear, a further DOUBLE BEDROOM benefits from fitted wardrobes and enjoys a captivating outlook across the surrounding countryside.

PRINCIPAL BEDROOM is particularly impressive, offering both space and outlook. Fitted sliding wardrobes create a defined dressing area, before an open archway leads into the main bedroom space itself, where a large window perfectly frames panoramic views across open farmland and distant hills.

Completing the accommodation, the recently refitted ENSUITE BATHROOM is well appointed with a four piece suite, including a panelled bath, separate shower with full height tiling and glass screen, a wash basin set above storage, and a low level WC and vertical chrome towel radiator all finished with modern fittings and enhanced by a frosted window.

Outside, the property continues to impress. A shaped brickset driveway leads in, bordered by a lawned front garden enclosed by neatly clipped hedging, creating an attractive approach. This extends to a GARAGE (19'5 X 8'11) with power, lighting and useful storage.

A wrought iron gate opens to a pathway that guides you along the side of the house, past a convenient side entrance into the kitchen, and onwards into the rear garden enclosed by a mix of fencing, hedging and walling. Here, a stone patio provides an ideal seating area, perfectly positioned to take in the outlook,

At the far boundary, a mature low cut hedge adjoins simply exceptional, far reaching and uninterrupted views stretching across open countryside towards the distant Howardian Hills. A timber shed sits discreetly to one side and a pathway leads neatly back to the front, completing the sense of a well considered and beautifully positioned home.

LOCATION - Sutton on the Forest lies approximately 9 miles north of York, a particularly attractive former estate village dominated by historic Sutton Hall. The village offers a reputable primary school, popular pre school and toddler groups, village pub and restaurant, Italian restaurant and tea rooms. More extensive amenities are available in the nearby Georgian market town of Easingwold, approximately 6 miles away. Sutton on the Forest has long been regarded as one of the most sought after village locations in the area.

Postcode: YO61 1DQ  
 Tenure: Freehold  
 Council Tax: F  
 Services: Mains water, electricity and drainage. Oil-fired central heating.

DIRECTIONS From our Easingwold, proceed south along Long Street continuing onto Stillington Road. Continue into Stillington and turn right onto Carr Lane, following the road into Sutton on the Forest. At the roundabout, turn right onto Main Street and continue through the village onto Huby Road taking the right hand side onto Grey Close where upon No.2 can be found on the left-hand side

VIEWINGS: Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

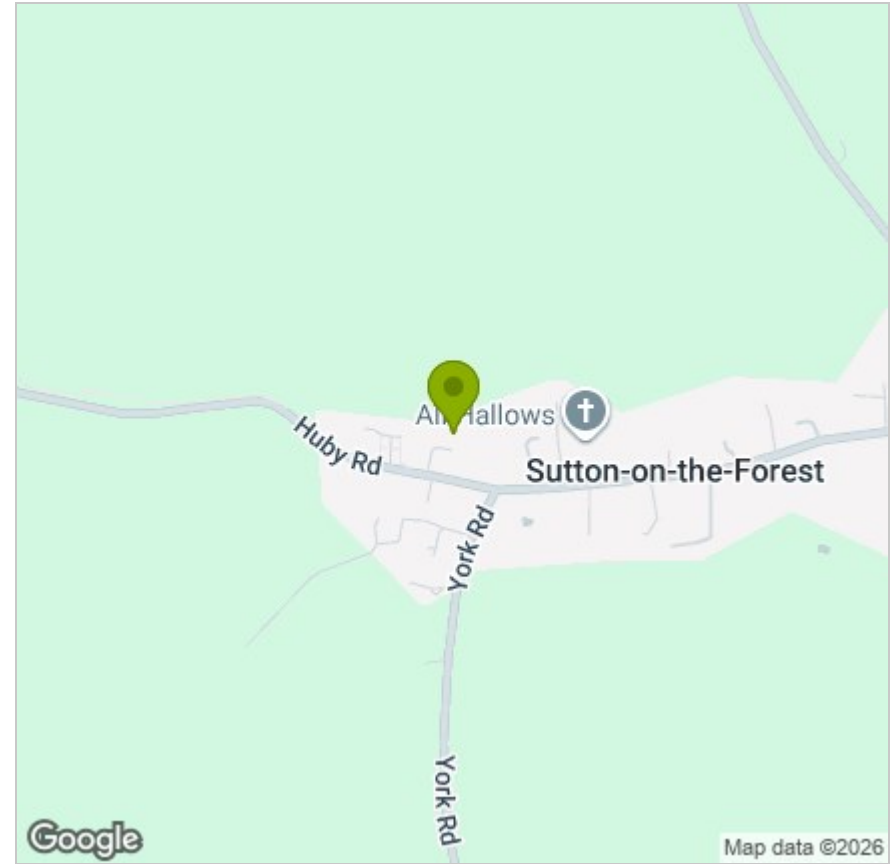
Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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