



## Foxglove House Carr Lane Sutton-On-The-Forest

York, YO61 1EB

**£650,000**



REDUCED FOR A QUICK SALE - BRAND NEW EXECUTIVE 4 BEDROOMED 2 BATHROOM FAMILY HOME OFFERING BEAUTIFULLY APPOINTED AND SPACIOUS ACCOMMODATION WITH STUNNING PANORAMIC COUNTRYSIDE VIEWS, BUILT TO A DEMANDING SPECIFICATION BY V & A HOMES A LOCAL AWARD WINNING DEVELOPER, COMPLEMENTED BY ATTRACTIVE GARDENS AND DOUBLE GARAGE, ENJOYING A QUIET POSITION IN THE HIGHLY ACCESSIBLE VILLAGE OF SUTTON ON THE FOREST HAVING EASE OF ACCESS INTO YORK AND ONTO THE A19.

Mileages: York - 9 miles, Easingwold - 6 miles (Distances Approximate)

With UPVC Double Glazing, Air Source Heat Pump and Underfloor Heating throughout the ground floor, a 10 Year Structural Warranty and Quality Fittings throughout.

Reception Hall, Sitting Room, Open Plan Kitchen/Diner, Separate Utility, Snug/ Study, Cloakroom/WC.

First Floor Landing, Bedroom 1 with Glazed Juliet Balcony, Luxury En Suite Shower Room/WC, 3 Further Double Bedrooms, 4 Piece Luxury Family Bathroom/WC.

Outside; Landscaped Gardens, Private Driveway and Single Garage.

uPVC panelled and double glazed entrance door opens to a generous L-shaped RECEPTION HALL with a turned staircase leading up to the first floor. Useful under the stair's storage cupboard.

CLOAKROOM/WC having white suite, corner wall hung wash hand basin, low suite WC.

SITTING ROOM, with triple aspect boasting stunning views over countryside at the rear. Attractive fireplace with broad oak mantel with stone hearth and exposed brick inset. French Doors lead out to a rear patio.

KITCHEN DINING ROOM, comprehensively fitted with a range of shaker style fittings complemented by quartz preparatory work surfaces and matching upstands, central NEFF induction hob with quartz splashback and concealed extractor over flanked by matching wall cupboards. Integrated fridge/freezer, Neff Electric oven with cupboards above and below. LED countertop downlights. French doors lead out to the patio and gardens beyond.

Eye catching island with inset stainless steel sink with etched drainer grooves to the worksurface, swan mixer tap. The quartz top extends to form a breakfast bar with fitted dishwasher below.

Generous, matching, shelved larder cupboard with drawers below.

DINING AREA with uPVC box window to the front aspect.

SEPARATE UTILITY with straight edge worktops matching upstands, wall and base units. Plumbing and space for a washing machine and further space for a separate tumble dryer. Part Glazed door leads out to the rear.

SNUG/ STUDY with uPVC window to the front aspect.

Painted balustrade with timber handrail lead up to the first floor landing passing a uPVC double glazed window to the side. Airing cupboard with pressurised hot water cylinder.

The PRINCIPAL BEDROOM is generous in size with





recessed space for a wardrobes, a real show stopping frameless glass Juliet balcony with picturesqure views over open countryside to the rear. uPVC double glaze window to the side and door leading to;

A good size part tiled LUXURY EN SUITE SHOWER ROOM, mains plumbed shower with overhead rose and handheld shower attachment fully tiled with recessed vanity shelf, wall mounted wash hand basin, low suite/WC, vertical chrome towel radiator.

Good size GUEST BEDROOM with stunning countryside views.

There are TWO FURTHER DOUBLE BEDROOMS with front elevation views.

4 piece HOUSE BATHROOM, part tiled walls and floor, panel bath with chrome mixer tap, separate mains plumbed shower cubicle with overhead rose and handheld shower, wash hand basin on a vanity unit with drawer below, heated vertical towel radiator, low suite WC, double glazed frosted window.

OUTSIDE a private sweeping driveway to the side provides off-road parking for a number of vehicles and in turn leads to DOUBLE GARAGE (20'7 x 19'1) with dual metal up and over door, EV Charger, power and light. Good storage is provided to the roof void and a personal door to the side.

The rear garden of the property is a delight with panoramic countryside views with a paved patio Outside tap, double power sockets and up/down lights.

**VIEWING ADVISED TO FULLY APPRECIATE.**

**LOCATION** - Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well-established popular preschool play group/toddler group, bus service and soon to re-open Rose and Crown Public House and Restaurant, Il Paradiso On The Forest Italian Restaurant, Sutton Park Tea Rooms with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location.

**POSTCODE** - YO61 1EB

**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage, with air source heat pump - underfloor heating to the ground floor - radiators to the first floor.

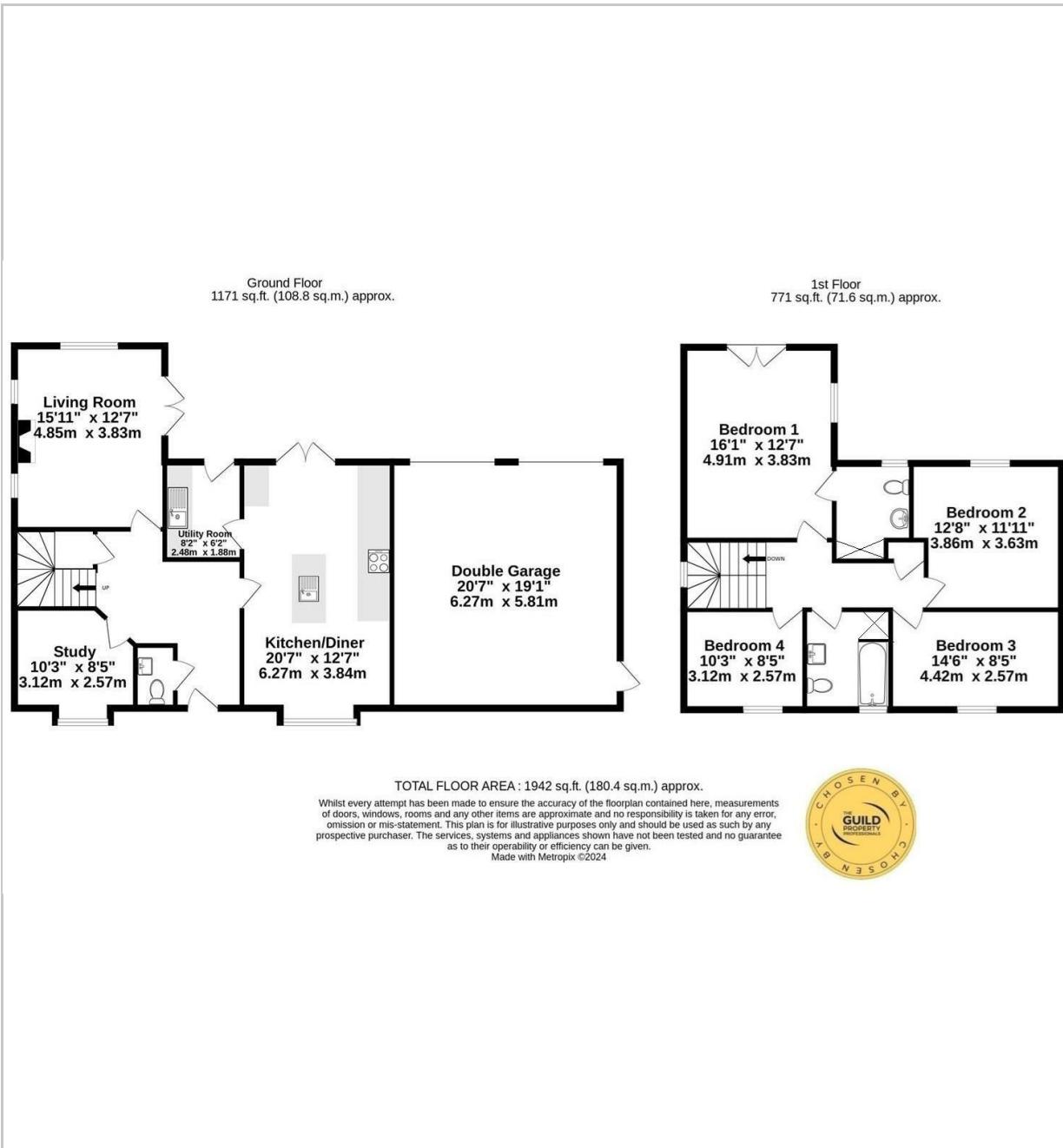
**DIRECTIONS** From our central Easingwold office, proceed along Long Street, and bear left onto Stillington Road. Continue along the road to Stillington, and turn right signposted Sutton on the Forest. At the mini roundabout by the Village Hall, proceed a short distance whereupon Foxglove is positioned on the left hand side, identified by the Churchills For Sale board.

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

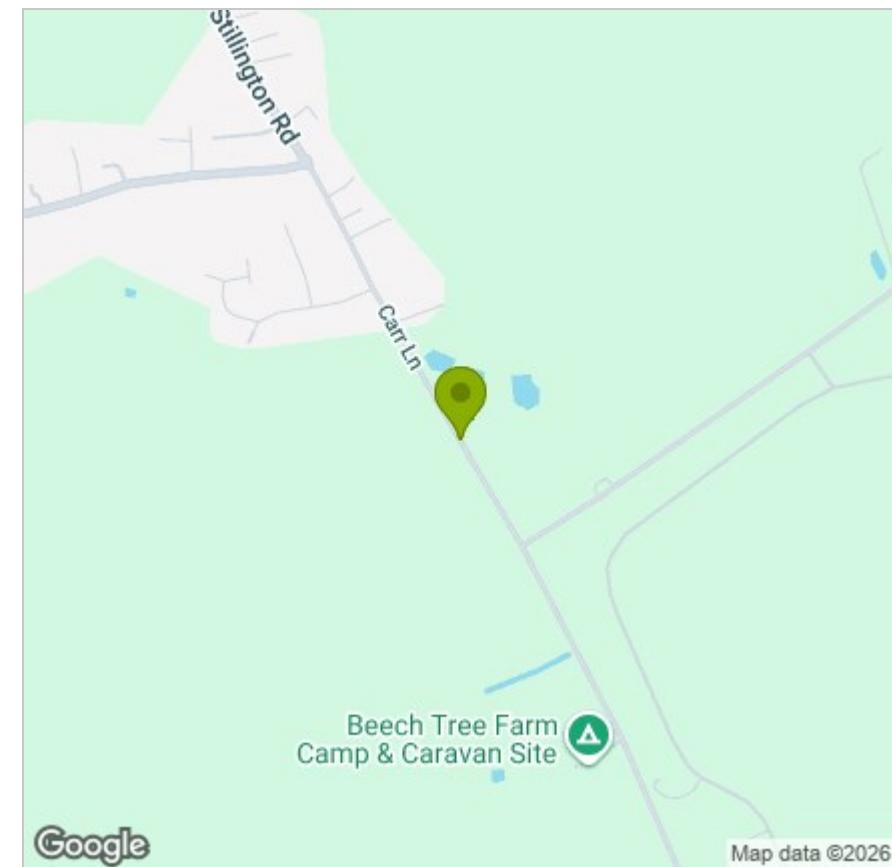
**AGENTS NOTE** – The living room, kitchen/diner, snug/study and bedroom have been digital enhanced with virtual furniture.



## FLOOR PLAN



## LOCATION



## EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.