



Braeburn Cottage Carr Lane Sutton-On-The-Forest  
Sutton-On-The-Forest, YO61 1EB

**Offers In The Region Of £595,000**



BRAEBURN COTTAGE ENJOYS A SLIGHTLY ELEVATED SETTING JUST A FEW STEPS FROM THE PRETTY MAIN STREET OF SUTTON ON THE FOREST A HIGHLY CONVENIENT AND POPULAR VILLAGE JUST 8 MILES TO THE NORTH OF YORK. A BEAUTIFULLY APPOINTED DOUBLE FRONTED VILLAGE HOME, INDIVIDUALLY DESIGNED AND BUILT TO AN IMPRESSIVE, DEMANDING SPECIFICATION BY JAGA PROPERTIES ONLY TWO YEARS AGO WITH A WEALTH OF ADDITIONAL EXTRAS FITTED BY OUR CLIENT DURING THEIR OWNERSHIP WITH SPACIOUS FAMILY LIVING IN MIND AND ENERGY EFFICIENCY. INCLUDING A SUPERB KITCHEN DINER, 4 DOUBLE SIZED BEDROOMS AND PART WALLED LANDSCAPED GARDENS TO THREE SIDES.

Mileages: York – 8 miles, Easingwold – 6 miles (Distances Approximate)

With Double Glazing, A Wood Burning Stove, Oak Doors, Air Source Heating, Underfloor Heating Throughout the Ground Floor and The Balance of A Structural Warranty.

Reception Hall, Sitting Room, Kitchen with Dining Area, Study, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with Fitted Wardrobes and Luxury En Suite Shower Room/WC, 3 Further Double Sized Bedrooms and 4 Piece Luxury Bathroom with Freestanding Bath.

An Attractive Fully Enclosed Lawned Garden to Three Sides, Driveway with Off Road Parking.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

A panelled and part glazed entrance door opens to an inviting L-shaped RECEPTION HALL featuring engineered oak flooring and a turned staircase rising to the first floor. Useful under the stairs cupboard.

CLOAKROOM/WC with a wall-mounted wash hand vanity unit and low suite WC.

From the reception hall double glazed timber doors open to a spacious front to back SITTING ROOM extending to over 20ft, where the engineered oak flooring continues with an eye-catching wood burning stove set on a granite effect hearth. Double doors to the rear open onto a generous patio and adjoining lawned garden.

An oak door leads to a STUDY/FAMILY ROOM with sliding sash window to the front aspect whilst the engineered oak flooring flows seamlessly into this room.

The KITCHEN/DINING ROOM is a delight boasting modern day open plan living with a feature centre island with power and storage below complimented by Silestone Bianco white stone effect worktop which extends to form a breakfast bar. The kitchen is comprehensively fitted with a range of quality modern cupboard and drawer wall and floor fittings, complemented by preparatory work surfaces and upstands matching the centre island, with integrated appliances including Bora recirculation induction hob , adjoining Neff hide and slide oven with fitted microwave above, fridge/freezer, dishwasher and a stainless steel sink, chrome mixer tap with etched worksurface drainer below a sliding sash window overlooking the rear garden, with French doors leading out to the side patio. Fitted LED downlighters.

To one side an oak door leads to a useful UTILITY room, with a stainless steel sink, laminate countertops and matching upstand with space and plumbing for a washing machine. Pressurised hot water cylinder.





From the reception hall a turned, modern staircase with oak square handrail, baserail and embedded glass stair balustrade leads to the first floor.

The **PRINCIPAL BEDROOM** boasts dual aspects to the side and rear, fitted sliding wardrobes. **LUXURY ENSUITE** benefits from a plumbed double shower cubicle with modern textured tiling. Floating vanity wash basin, low-level WC. Chrome vertical towel radiator,

Generous 20ft **GUEST ROOM** boasting from front and rear elevated views and fitted wardrobes.

There are **TWO ADDITIONAL DOUBLE BEDROOMS**, both with sliding sash windows overlooking the front aspect.

Stylish 4 **PIECE FAMILY BATHROOM**, with ultra modern freestanding bath complimented by a floor standing chrome mixer tap. Separate fully tiled mains plumbed shower. Floating wash hand vanity sink with LED mirror above. Low suite WC.

**OUTSIDE** - Braeburn Cottage enjoys a delightful position just off the Main Street, approached from a timber side gate and path flanked by lawns and maturing hedges.

A bricksett driveway leads to a **SINGLE GARAGE** (19'9 x 9'9) and in turn provides off road parking and accesses the fully enclosed landscaped garden, having a paved patio area suitable for alfresco dining and barbecuing, with part shaped brick wall complimented by lawned gardens to three sides and maturing borders

**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 and bus service, 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.

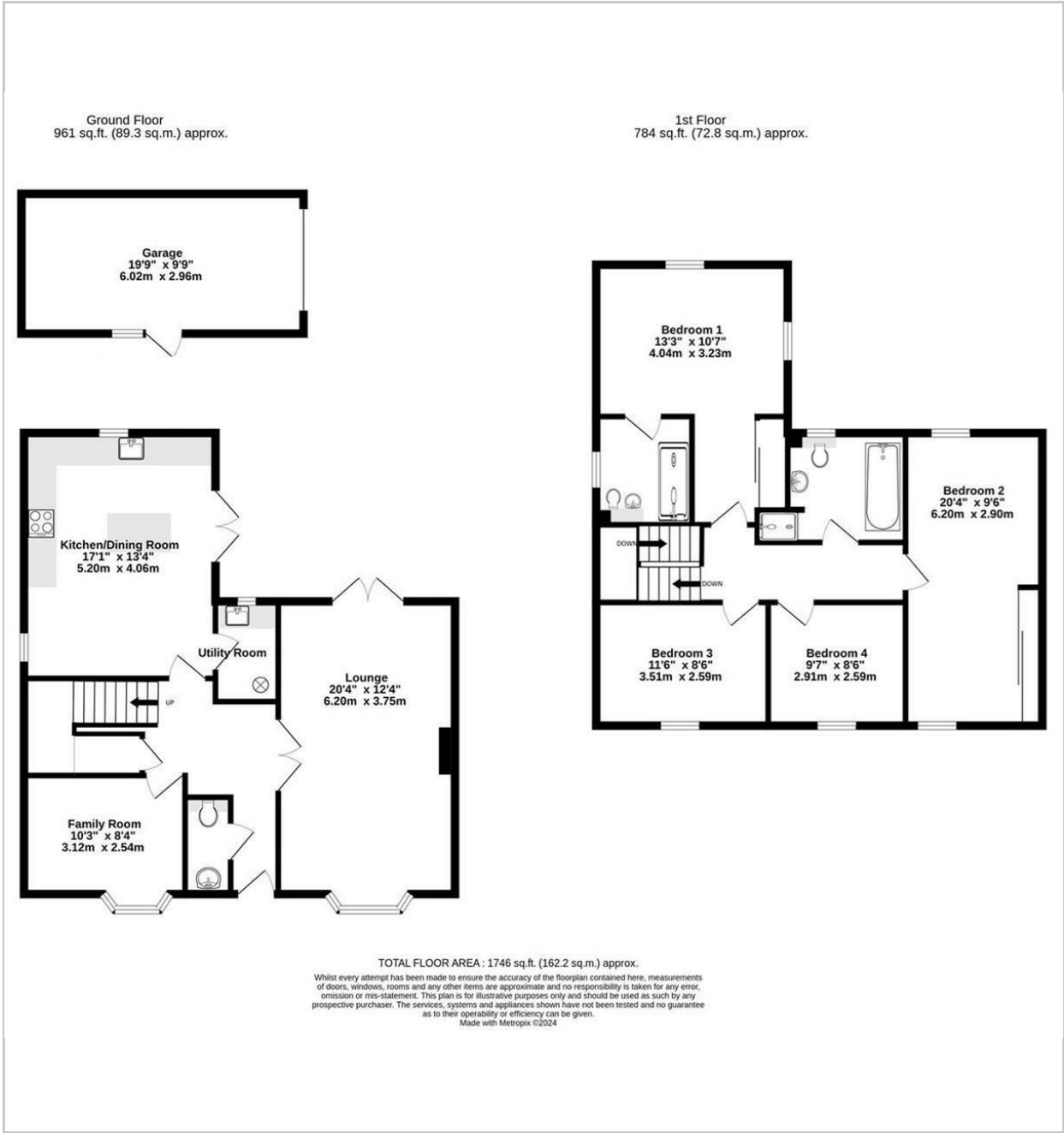
**VIEWINGS** - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

**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 very short distance whereupon Braeburn Cottage is positioned on the left hand side, identified by the Churchills For Sale board.

**AGENTS NOTE** – The driveway accessing the rear garage is shared with one other dwelling to the rear.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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