

Rounthwaite **R&W** Woodhead

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SWINGLETREE MAIN STREET, SUTTON-ON-THE-FOREST, YORK, YO61 1DW



- Charming four-bedroom detached family home in highly sought-after location
- Three generous reception rooms
- Established private garden
- Driveway parking and double garage
- Four bedrooms - two with en-suites
- No Onward Chain

PRICE GUIDE £800,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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Description

Swingletree is an impressive four-bedroom detached home, set in the sought-after village of Sutton-on-the-Forest and built in 1999 with traditional brick and pantile. Offering generous driveway parking, a double garage, and well-balanced living space, it makes an ideal family home.

Inside, the welcoming hallway leads to a dual-aspect sitting room with feature fireplace, a formal dining room with hardwood floors, and a cosy snug with conservatory adjacent. The bespoke kitchen includes integrated appliances and travertine tiling, complemented by a separate utility room and guest WC.

Upstairs, the principal bedroom boasts built-in storage and an en-suite bathroom with jacuzzi bath, while the second bedroom also benefits from an en-suite. Two further spacious bedrooms are served by a house bathroom suite.

Outside, the private, gated plot features ample parking and a double garage. The gardens are designed for low-maintenance with a lawned area, raised beds with a variety of shrubs and small trees along with a paved patio area for sitting out.

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 house's 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.



Accommodation

Swingletree, Main Street, Sutton-on-the-Forest



Ground Floor
1352 sq. ft (125.5 sq. m)

Floor First
1097 sq. ft (101.9 sq. m)

Total area: approx. 2449 sq. feet (227.5 sq. metres) - Excluding Garage

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 82 </div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 1px solid black; padding: 2px;">64</div>	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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