



Beech House, 63 The Village,
Stockton on the Forest, York

Stephensons
Estate Agents Chartered Surveyors Auctioneers

Beech House, 63 The Village,

Stockton on the Forest, York

Price: £950,000

Tenure – Freehold;

Services – All mains services are connected.

Viewings – via York Office 01904 625533

An executive new build family home, set in mature walled gardens built to a high specification with double garage and roof terrace.



63 The Village is a quite stunning newly built traditional style family home with state of the art heating and thermal insulation throughout. Sitting upon a private, leafy setting within one of York's most sought after villages, the home offers 4 bedroom accommodation set over 3 spacious floors, presenting a high specification finish with a German fitted kitchen with quartz worktops, solid oak staircase and internal doors with quality bathrooms and en suites, along with professionally landscaped walled gardens.

SPECIFICATION:

Kitchen:

German 'Kutchen Haus' kitchen with high gloss units and quartz worktops.

NEFF single ovens x 2, microwave oven & coffee maker, induction hob.

State of the art sunken extractor.

Integrated dishwasher, double height fridge, wine cooler & freezer.

Integrated washing machine & tumble dryer (utility room).

Bathrooms:

High quality bathroom, en suite & wet room fittings, being fully tiled.

Windows & Doors:

Soft wood painted double glazed external windows & doors including bi-folds to kitchen & lounge.

Internal solid oak doors.

Electrically operated video entry wrought iron gates.

Electrically remote operated double garage doors.

Heating:

State of the art gas fired central heating – underfloor heating to G/F, radiators to F/F.

Dual aspect wood burning stove to garden room and reception dining area.

Thermal insulation.

Internal:

Hardwire smoke detectors with heat activated sprinkler system.

Whole house ventilation and filtration system.

External:

Professionally landscaped and designed gardens with walled and estate wrought iron fenced boundaries. Laid lawn with barked borders with array of trees, plant and shrubs.



Positioned behind electrically operated video entry wrought iron gates, a sweeping driveway leads to the property, with ample parking in front of a double garage. The house itself has been architecturally designed with an open plan feel in mind and on entering the property you are welcomed by a central solid oak staircase leading to the first floor. The reception dining hall offers an ideal area to dine or host with downstairs cloak/WC off and thereafter flows to all further ground floor reception areas.

The more formal reception area offers an ideal sitting room is found to the right, with an attractive limestone fireplace with freestanding gas fire offering a focal feature and soft wood bi-fold doors opening on to the patio & garden.

The kitchen and family area, with bi folding doors to the garden, offers the true heart of the home with a beautifully designed German high gloss kitchen sourced through 'Kutchen Haus' offering the perfect place to host family and guests to the home. The kitchen has a comprehensive range of units to three sides along with a feature central island all coming with the expected fitted & integrated appliances, and all finished with stunning quartz worktops. Well placed off the kitchen is the utility with matching units and work surfaces along with integrated washing facilities via a separate washing machine & tumble dryer.

In addition to the ground floor is the orangery which enjoys French doors to the patio offering an ideal area to relax, with a built in wood burning stove which also provides a further feature and heat source to the reception dining area.

To the first floor are 3 generous bedrooms and the house bathroom. The tastefully decorated master bedroom is complemented by a good sized walk in wardrobe and en-suite wet room with high quality fittings along with a further built in storage cupboard. Furthermore to the first floor is a guest bedroom with en-suite, and bedroom three which provides access to a roof terrace.

The house bathroom offers a beautiful suite having a feature free standing bath along with shower area, low flush W/C, hand wash basin and stylish high gloss wall mounted vanity units.

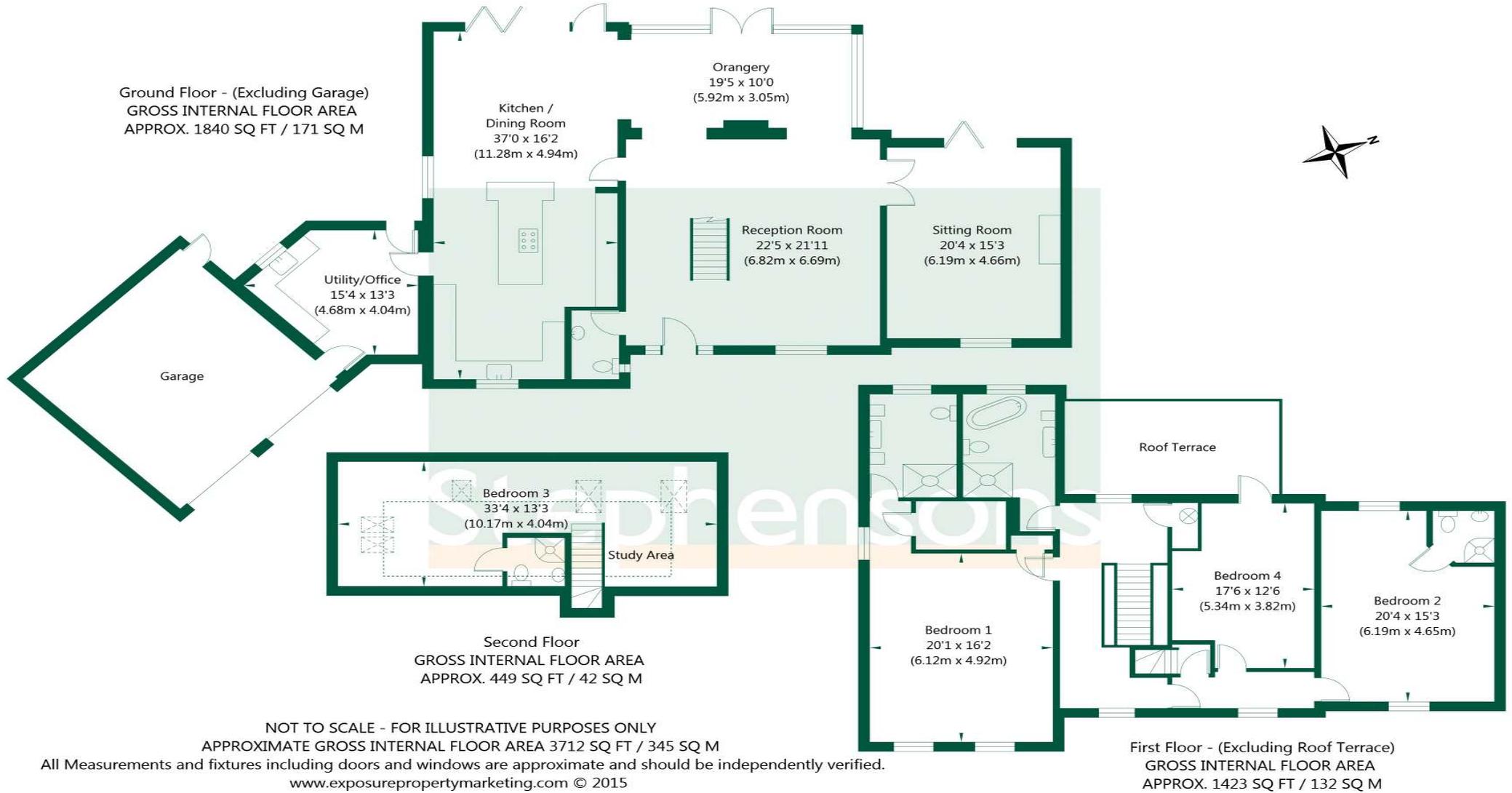
On the second floor is the fourth bedroom, designed with teenagers in mind. The stairs lead off to a perfect study/TV area before a small hallway leads to a bedroom area with en-suite shower room off. The Velux roof lights provide ample natural light with views toward Forest Park golf club.

To the outside the property enjoys a charming approach via a high specification driveway which passes through electrically operated video entry gates with wrought iron estate fencing and professionally designed mature gardens. The circular drive leads to a double garage with remote operated electric doors before a path leads to the entrance.

To the rear is a pleasant shaped walled garden with natural stone patio just off the kitchen and orangery before leading to a laid lawn with barked borders with an array of trees and shrubs and further walled courtyard area.



The Village, Stockton on the Forest, York, YO32 9UF



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