

Bancroft House 34 Bancroft Road
Cottingham
LE16 8XA

£600,000



OSCAR JAMES

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WHAT'S GREAT?

Stylish Country Retreat with Stunning Views. Set on an enviable wraparound plot in the sought-after village of Cottingham, this beautifully extended four-bedroom home blends countryside charm with modern living. A gated entrance opens to sweeping parking and a double garage, while the south-facing garden enjoys uninterrupted valley views, perfect for relaxing or entertaining.

Inside, the home flows with light and character: a spacious living room with a multi-fuel burner, a bright conservatory, and a second reception room offer plenty of family space. The sleek kitchen-diner with utility room is made for gatherings, while French doors connect seamlessly to the garden.

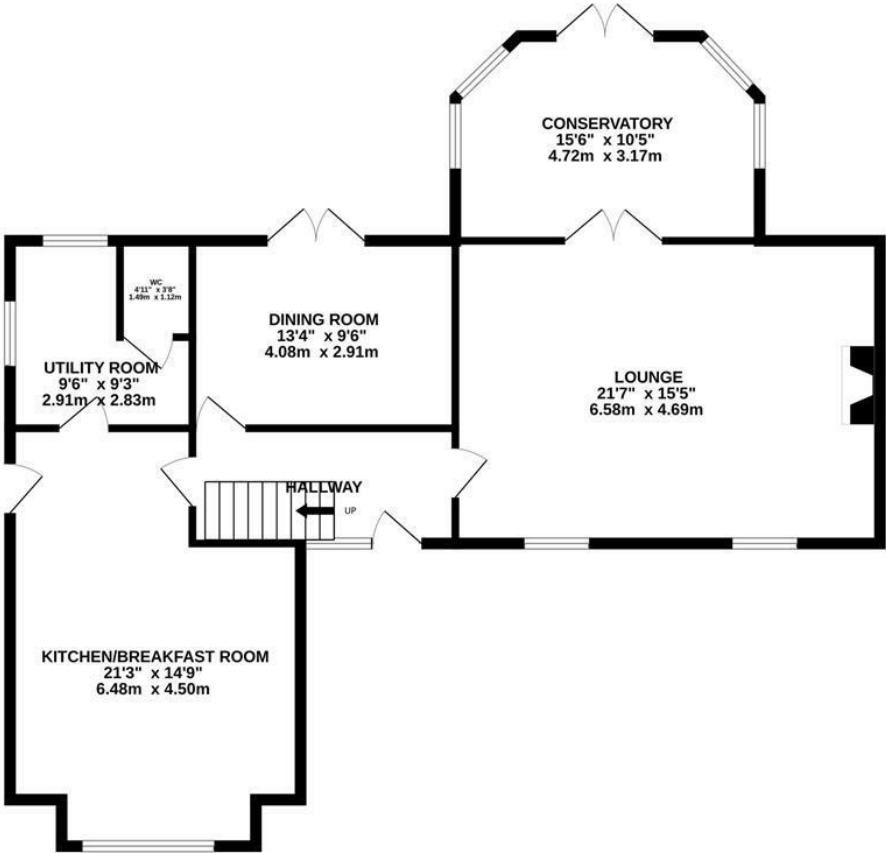
Upstairs, the generous master suite boasts dual-aspect views and a stylish en suite. Three further double bedrooms share a spa-inspired family bathroom with jacuzzi bath. Outside, the private garden features lawns, patios, and a purpose-built home office with high-speed internet—ideal for modern living.

With over 2,000 sq ft of flexible space, countryside vistas, and no onward chain, this is a rare chance to secure a true lifestyle home.

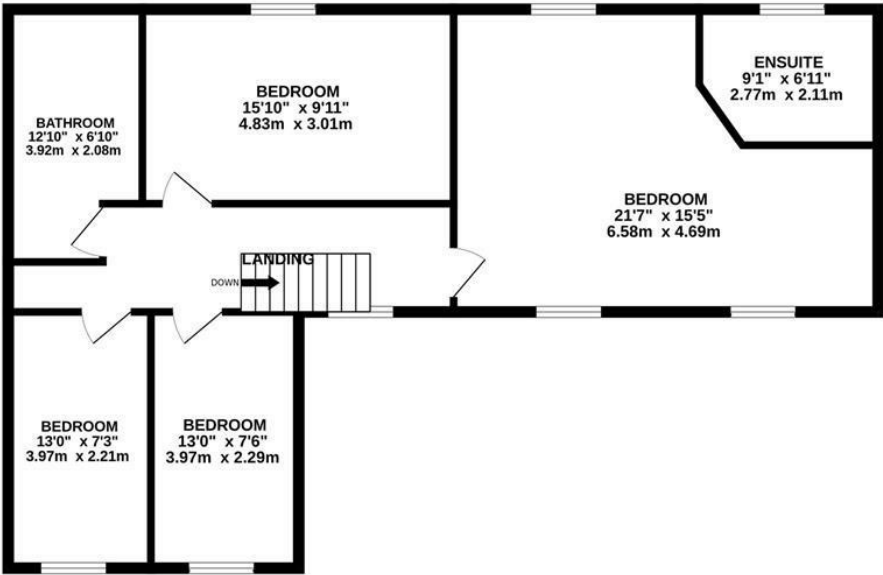
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Floor Plan

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Spacious Living Room, Dining Room and Conservatory



Fantastic Kitchen/ Breakfast Room and a Utility Room



Four Generous Bedrooms



Family Bathroom and En-Suite



Garden With Incredible Countryside Views



Double Garage and Ample Off Road Parking





SELLER'S SECRET

"Our favourite spot is the patio at sunset — glass of wine in hand, watching the sun dip over the fields. The garden feels like your own private escape, and in summer we often eat outside surrounded by nothing but birdsong. It's peaceful, yet we're only minutes from the village — the best of both worlds."



Why we like it....

This home strikes the perfect balance between countryside calm and modern convenience. The gated entrance and wrap-around garden give it a private, retreat-like feel, while the bright, open interiors are made for family life and entertaining. We especially love the master suite with its sweeping views, and the versatile home office that makes working from home a breeze. Add in the sunsets over the fields — and it's easy to see why this place feels so special.

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To buy or not to buy....
