



**THE REDINGS
THE GREEN, HUTTONS AMBO**

Cundalls



THE REDINGS THE GREEN, LOW HUTTON HUTTONS AMBO, YORK

Malton 3 miles, York 15 miles, Leeds 40 miles
Distances Approximate

**A BEAUTIFUL, STONE-BUILT VILLAGE HOUSE OFFERING ELEGANTLY PROPORTIONED ACCOMMODATION
STANDING IN LANDSCAPED GARDENS OF ALMOST HALF AN ACRE,
TOGETHER WITH TRIPLE GARAGE & AMPLE PARKING IN A CLASSIC VILLAGE SETTING**

ENTRANCE HALL – GUEST CLOAKROOM – STUDY – DRAWING ROOM – ORANGERY – DINING ROOM
BREAKFAST KITCHEN – BOOT ROOM/UTILITY
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE BATHROOM – THREE FURTHER BEDROOMS – HOUSE BATHROOM

OIL-FIRED CENTRAL HEATING – DOUBLE-GLAZING

BEAUTIFUL, LANDSCAPED GARDENS EXTENDING TO ALMOST HALF AN ACRE – TRIPLE GARAGE BLOCK – AMPLE BLOCK PAVED PARKING
GREENHOUSE – GARDEN SHED – LOG STORE
THE HOUSE ENJOYS AN ENVIABLE, EAST/WEST ASPECT OVERLOOKING THE VILLAGE GREEN

**GUIDE PRICE £775,000
FREEHOLD**

The Redings is an especially handsome village house, offering elegantly proportioned accommodation within almost half an acre of beautifully landscaped gardens together with ample block paved parking and a triple garage block.

The house occupies an enviable position within a classic village setting, set back from the road and looking across The Green. Constructed of natural stone under a hipped roof, the house benefits from large windows which afford huge amounts of natural light internally. The extended accommodation is laid out over two floors and comprises: spacious entrance hall, guest cloakroom, drawing room, dining room, orangery, study, breakfast kitchen and utility/boot room. Upstairs, four bedrooms and a house bathroom lead off an impressive galleried landing and the master bedroom has an en-suite bathroom.

The gardens are a complete delight, having been painstakingly landscaped by the current owners to create year-round colour and interest and delight at every turn. The overall plot is almost half an acre, bordering open farmland behind and includes an abundance of block-paved parking and a triple garage block.

Low Hutton is a scenic, no-through village, one of two small hamlets which make up Huttons Ambo, a classic, rural village located on the slopes of the Derwent valley on the southern boundary of the Howardian Hills Area of Outstanding Natural Beauty. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

ACCOMMODATION

ENTRANCE HALL

4.4m x 3.3m (14'5" x 10'10")

Return staircase to the first floor. Coving. Wall light. Radiator.

GUEST CLOAKROOM

2.1m x 1.3m (6'11" x 4'3")

White low flush WC and wash basin in vanity unit. Extractor fan. Cloaks cupboard. Radiator.



STUDY

4.2m x 2.7m (max) (13'9" x 8'10")

Coving. Fitted bookcases. Two sash windows to the front. Radiator.

DRAWING ROOM

7.1m x 3.9m (23'4" x 12'10")

Carved limestone fire surround with cast iron log burner. Coving. Two ceiling roses. Television point. Wall light. Two sash windows to the front and two to the rear, all with window seats. Two radiators.

ORANGERY

6.9m x 5.6m (22'8" x 18'4")

An impressive, triple aspect room overhung by a lantern roof light and with French doors opening onto the rear garden and sash windows to three sides. Tiled floor with underfloor heating. Recessed spotlights. Personnel door to the garage.

DINING ROOM

3.5m x 3.0m (11'6" x 9'10")

Coving. Ceiling rose. Two wall lights. French doors onto the rear garden. Two radiators.

BREAKFAST KITCHEN

4.5m x 3.5m (max) (14'9" x 11'6")

Range of kitchen cabinets with quartz worktops incorporating a stainless steel sink unit. Electric double oven. Five burner gas hob with extractor hood above. Integrated fridge freezer. Integrated dishwasher. Central island unit. Recessed spotlights. Tiled floor. Radiator.

BOOT ROOM / UTILITY

4.3m x 1.7m (14'1" x 5'7")

Range of cupboards. Oil fired central heating boiler. Doors to the front and rear. Radiator.

FIRST FLOOR

GALLERIED LANDING

5.5m x 3.3m (max) (18'1" x 10'10")

Coving. Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Sash window to the front. Radiator.



BEDROOM ONE

5.0m x 4.2m (16'5" x 13'9")

Coving. Two sash windows to the front and an arched casement window to the side. Radiator.

EN-SUITE BATHROOM

2.7m x 2.3m (8'10" x 7'7")

White suite comprising: jacuzzi bath, shower enclosure with thermostatic shower unit, wash basin in vanity unit and low flush WC. Part-tiled walls. Casement window to the side. Heated towel rail.

BEDROOM TWO

4.2m x 3.7m (13'9" x 12'2") (max)

Coving. Fitted wardrobe. Wash basin. Two sash windows to the front. Radiator.

BEDROOM THREE

3.1m x 3.0m (10'2" x 9'10")

Fitted wardrobe. Casement window to the rear. Radiator.

BEDROOM FOUR

2.9m x 2.9m (max) (9'6" x 9'6")

Casement window to the rear. Radiator.

HOUSE BATHROOM

3.0m x 1.9m (9'10" x 6'3")

White suite comprising: jacuzzi bath, shower enclosure with thermostatic shower unit, wash basin in vanity unit and low flush WC. Two casement windows to the rear. Two heated towel rails.

OUTSIDE

The property is approached via a set of electric, wrought iron gates which open into an extensive, block-paved parking area and courtyard adjacent to an impressive triple garage block. The overall plot is almost half an acre and is made up of beautifully landscaped gardens, divided by a series of copper beech hedging to create a variety of formal and informal zones with lawn, shrub borders, honeysuckle-clad pergola, wildflower area and a lovely pond stocked with water lilies and other oxygenating plants. The property also benefits from a timber-frame greenhouse and garden shed.

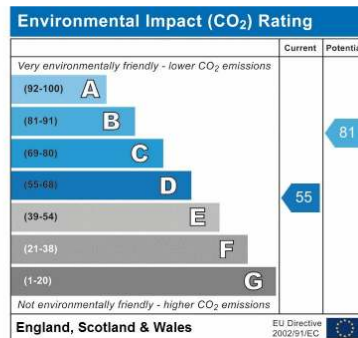
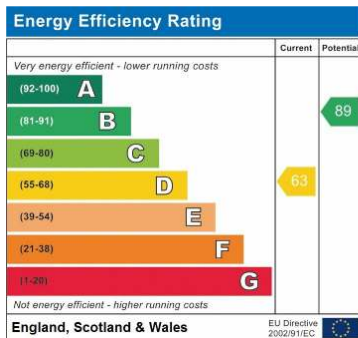
TRIPLE GARAGE

9.6m x 5.4m (31'6" x 17'9")

Three, remote-operated up and over garage doors to the front. Personnel door to the Garden Room and a further door at the rear giving access to a log store. Electric power and light. Automatic washing machine point. Oil-fired central heating boiler (operates the underfloor heating in the Garden Room).

GENERAL INFORMATION

- Services: Mains water, electricity and drainage.
Oil fired central heating.
- Council Tax: Band: G (Ryedale District Council).
- Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
- Post Code: YO60 7HF
- Note: Please note that any garden ornaments, containers or planters are specifically excluded from the sale.
- Viewing: Strictly by appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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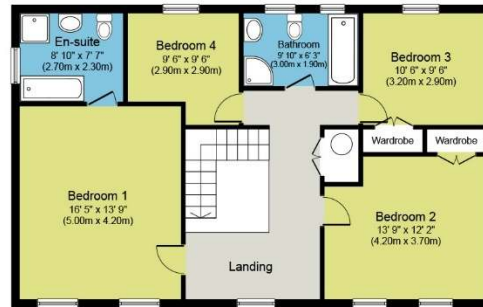
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Ground Floor
Approximate Floor Area
1,970 sq. ft.
(183.0 sq. m.)



First Floor
Approximate Floor Area
969 sq. ft.
(90.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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