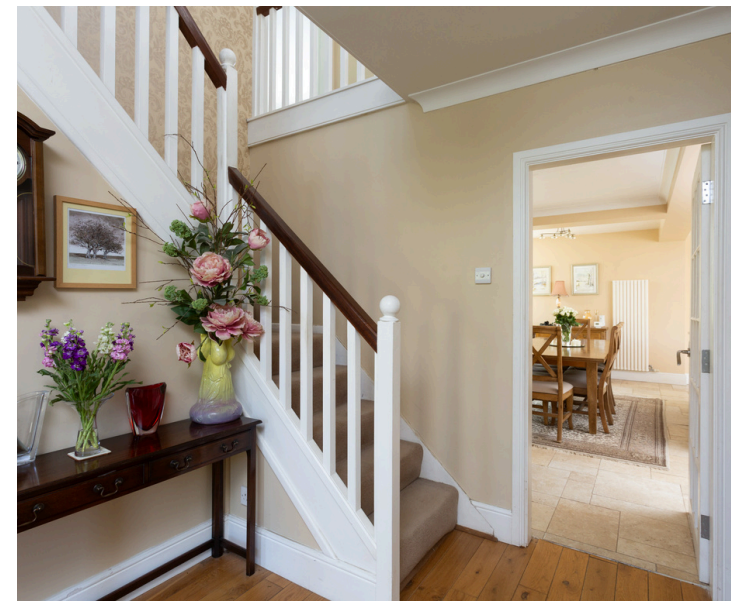


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DREW HOUSE • SUTTON ON THE FOREST • YORK



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## DREW HOUSE

Sutton on the Forest, York YO61 1DP

Stillington 2 miles • York ringroad A1237 6 miles  
York 9 miles • A1(M) 21 miles

**Delightful, detached house with  
annexe in the heart of the village**

Entrance and staircase hall • cloaks  
cupboard • cloakroom/wc • sitting room •  
study • kitchen/breakfast room/garden  
room • laundry/utility with airing  
cupboard

Annexe: bedroom • bathroom • sitting  
room/snug

4 bedrooms • house bathroom

Greenhouse • double garage •  
landscaped gardens

**For Sale Freehold**

Drew House is an attractive double-fronted house with ample off-street parking and a detached garage block. The house connects directly to the landscaped garden from the open plan kitchen/dining/garden room, a superb family space at the heart of the home. Robustly constructed some fifty years ago and skilfully extended to include an annexe, the house has been skilfully updated by the current owners and altogether offers a very appealing package.

- Detached village house and double garage
- Versatile accommodation of nearly 2200 sq ft
- Annexe ideal for downsizers or extended family/guests
- Manageable landscaped gardens, front and back
- South facing orientation and country views at the rear
- Well-appointed throughout – a turn-key property
- Walking distance of local village amenities
- Half an hour's drive from York city centre

Drew House features a superb, open plan kitchen/dining/garden room with underfloor heating, a large roof lantern and bifold doors that open south onto the garden terrace. The modern fitted kitchen includes an island unit with a boiling water tap, granite work surfaces, integrated appliances and a Rangemaster, and the dining area offers ample space to accommodate a family-sized table. At the front of the house, the sitting room has a living flame gas fire and is illuminated by light through its square bay and two pairs of double doors, both glazed. The home office/study benefits from a large window facing the village street. Upstairs are four well-proportioned

double bedrooms, two with fitted wardrobes, served by a house bathroom, fully tiled with a four-piece suite and heated towel rail.

The ground floor annexe is light and airy with windows on three sides and its own independent entrance. French doors from the sitting room give access to the garden terrace and the double bedroom enjoys a south-facing outlook. There is a shower room of contemporary design, and the utility room has the potential to become a kitchen if the need arises.

### Outside

The house is largely concealed from the village road behind a beautifully planted front garden with lawn, surrounding shrubs and a flowering cherry tree taking centre stage. The paved forecourt provides a parking space, and the drive continues past a five-bar gate following the western boundary fence with colourful climbers, to the detached double garage with up-and-over doors, power and light. A wrought-iron garden gate connects to the south-facing rear garden. Outside the garden room is a paved terrace with a water feature, espalier apple tree and raised beds featuring a variety of plants and ornamental trees including a Gleditsia 'Green Glory'. This sheltered corner makes an ideal spot for al fresco dining. The terrace continues to the rear where there is a lawn flanked by abundantly planted herbaceous borders, a greenhouse and a pergola at the far boundary. The pergola is adorned by a rose and hydrangea and has a raised seating area providing an idyllic pastoral view across green pastures to the woodland of Sutton Park. The property has sensor outdoor lighting to the front and rear, and two outside taps.

### Environs

Located just north of York, Sutton on the Forest is a charming village with a thriving community hall, an 'Ofsted good' primary school, a church, an Italian restaurant, and tearooms in Sutton Park. There is a regular bus service to York and a range of excellent country walks from the village. The nearby village of Stillington has a doctors' practice and Strensall is only ten minutes' drive away, providing access to shops and supermarkets.

Monks Cross and the Vangarde retail outlets offer a wider range of options and York City Centre lies just beyond. York railway station offers mainline services to Manchester, Edinburgh and London Kings Cross. Terrington Preparatory School is easily accessible and the independent schools in York can be reached within half an hour. Connections to York ring road provide rapid access to the retail outlets, the A64 and beyond to the national motorway network.



**Tenure:** Freehold

**EPC Rating:** C

**Services & Systems:** Mains electricity, water and drainage. LPG gas. Oil-fired central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

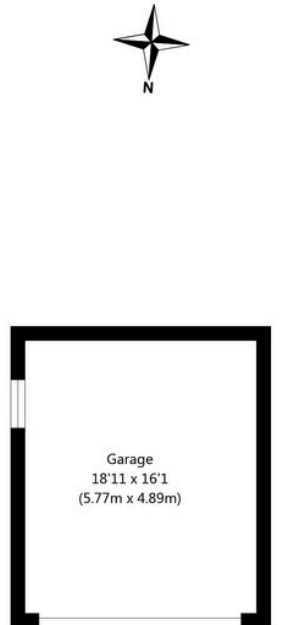
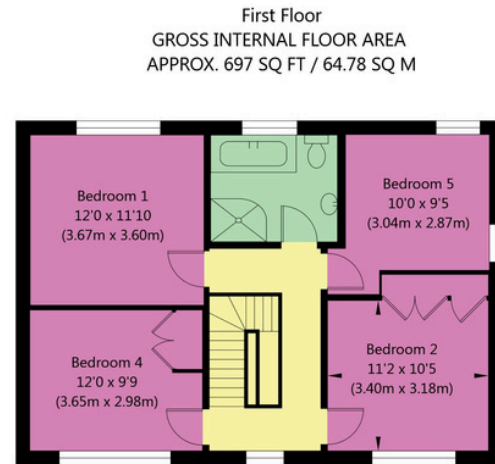
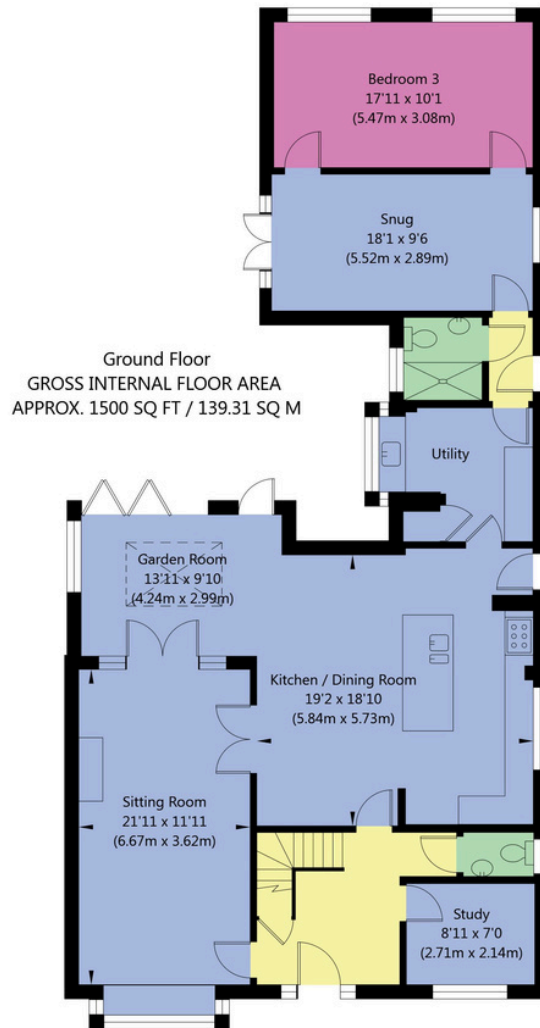
**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** The property can be found in the heart of the village on the south side of the street opposite the primary school. [///tiny.touched.chosen](http://tiny.touched.chosen)

## Drew House, Sutton on the Forest, York, YO61 1DP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2197 SQ FT / 204.09 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		68 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: April 2024



City

Country

Coast