

# ROXBY HOUSE

Church Fenton, Tadcaster, York

## ROXBBY HOUSE

**Superb property package – modern country house, annexe and land - situated between York and Leeds**

*Tadcaster 5 miles • A1(M) 7 miles • Wetherby 13 miles • York city centre 16 miles • Leeds city centre 18 miles • Harrogate 22 miles*

**House:** garden room • staircase hall • kitchen/breakfast room with dining room • utility room • snug • sitting room • study • principal bedroom suite with dressing room and bathroom • 4 further bedrooms • 2 further bathrooms (1 en suite) • second floor living room/games room/gym • store room

**Annexe:** entrance hall • kitchen/dining/living room • 2 bedrooms • 2 bathrooms

Integral double garage • detached garage • secure garden store

Landscaped gardens & grounds • field • paddock

In all 4.3 acres

For Sale Freehold

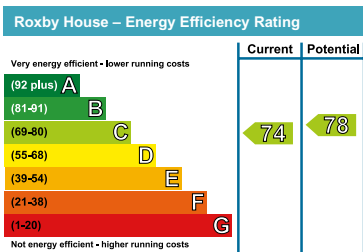
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## Roxby House, Common Lane, Church Fenton, Tadcaster, York LS24 9QR

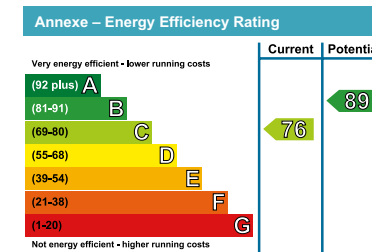
### Approximate Gross Internal Floor Area

House - 4156 SQ FT / 386.01 SQ M (Excluding Garages & Void)

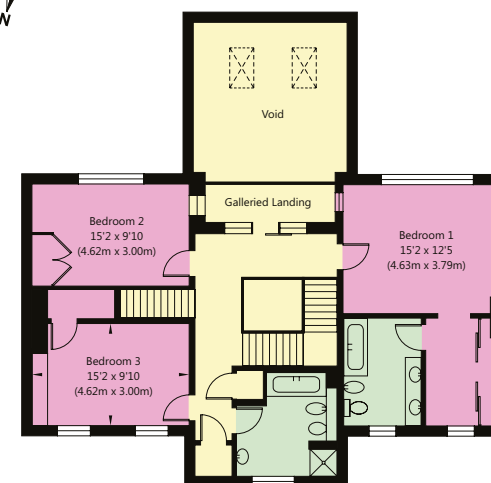
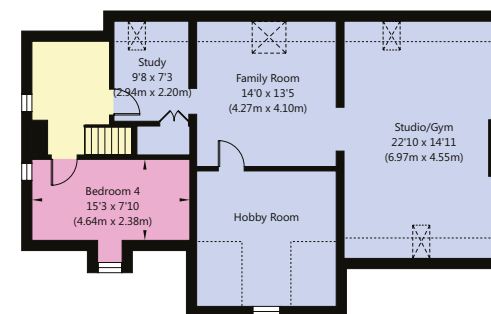
Annexe - 1182 SQ FT / 109.86 SQ M

Total - 6252 SQ FT / 580.81 SQ M (Including all areas except void)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Annexe First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 341 SQ FT / 31.71 SQ M



City

Country

Coast

This substantial family property offers versatile accommodation arranged over three floors with a ground floor bedroom suite. Alongside is an independent two-bedroom annexe with garage. Both house and annexe are custom designed by the architect owner, constructed of bricks under a slate roof. They sit together at the edge of the village approached via a long, sweeping drive surrounded by gardens, field and paddock extending more than four acres in all. Roxvy House enjoys great privacy and fine views from every window and is on the market for the first time since its construction some thirty years ago.

- Detached property surrounded by landscaped gardens and grounds
- Family house offers versatile accommodation of nearly 4000 sq ft
- 2-bedroom annexe extends more than 1000 sq ft
- Private and discreet property with far-reaching country views
- Equestrian potential –stock-fenced field and paddock
- Plot of more than 4 acres with 2 points of access
- Superb village amenities
- 5 minutes' walk to railway station offering rapid services to York and Leeds
- Excellent road links: 7 miles to A64, 9 miles to the A1(M)
- First time on the open market since construction



**Tenure:** Freehold

**EPC Ratings:** Roxvy House – C, Annexe – C

**Council Tax Band:** G

**Services & Systems:** All mains services. Gas central heating with Worcester Bosch boiler, fully serviced, and Megaflo cylinder. Alarmed throughout with CCTV.

**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.

**Local Authority:**

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

**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.







Roxby House was built in 1994 for the architect owner. It is an attractive property with skilfully designed space for extended family and guests. The gardens and land bordering open countryside are enjoyed through large windows and tilt and slide glazed doors.

At the heart of the house is the kitchen/ breakfast room, open plan to the dining room and providing a functional and appealing family living space with views over the gardens on both sides. The kitchen is fitted with granite worktops, a range of painted units and a countertop pantry with roller-shutter doors. There is also an island unit incorporating a curved oak breakfast bar, integrated units including a Neff steam oven, and a gas Aga with electric side oven and gas hob. Adjacent is a utility/boot room with external door and a separate family snug/TV room with an electric fire.

The drawing room is large and light with windows on three sides including sliding doors that give access to the garden; it features a gas fire within a striking stone fireplace, fitted in 2022. The garden room has doors opening to the drive as well as to a large and sheltered sunny terrace. There is a custom-built office with fitted furniture and, beyond, an inner hall leads to the ground floor bedroom 5 and wet room. The bedroom has a fine outlook through its floor-to-ceiling windows and both rooms have wide doors for disabled access.

A broad staircase with a polished handrail terminating in a spiral volute rises to the first floor landing, with useful airing cupboard, where there are three double bedrooms and two bathrooms.





The principal bedroom suite has a dressing room fitted with wall-to-wall sliding mirrored wardrobes and a large bathroom including his-and-hers basins and a bath with overhead shower. Bedroom 2 and 3 have fitted furniture - one with a walk-in cupboard - and the house bathroom has a five-piece suite. The second floor is a large and versatile space with a good ceiling height, Velux windows and a hatch giving access to additional loft space. Bedroom 4 has a skylight giving far-reaching country views, a generous storage room and a double-length room currently arranged as a gym with living area.

## Outside

Electric wrought iron gates open to the tarmacadamed drive that sweeps around the front garden and is lined with an avenue of flowering cherry trees. Here is an expanse of lawn, herbaceous borders and clipped hedging. The driveway offers generous parking/turning options in front of the integrated double garage and continues past the annexe to an additional garage and garden store. The double garage has a workshop bench, power, light, an EV charger and double electric doors. A separate gardener's wc is also accessed directly from the garden. Landscaped gardens and grounds frame the house. A sunny paved terrace lies adjacent to the garden room, sheltered by a trellis adorned with wisteria. Abutting the house at the rear, is an enclosed courtyard garden bounded by a low hedge and fence with garden gates either side.

The enclosed paddock flanks the house on the east and connects to the large field at the rear. The large field has two points of access; one via the house driveway close to its exit on to Common Lane and a second discrete access from Sandwath Lane allowing separate access directly into the field for horseboxes, machinery, etc. The whole is enclosed with stock fencing and high mature hedges and trees, providing screening and shelter.









## Annexe

The striking main entrance to the annexe is approached via the drive that terminates in front of a large single garage block with electric doors; alongside is a secure garden store. Built in 2005, the two-storey annexe was designed for extended family and has both a practical and appealing layout with an elegant open plan kitchen/dining/living room featuring a handsome travertine fireplace housing a gas fire as well as two bedrooms/bathrooms (including a downstairs bedroom suite). There is underfloor heating throughout the ground floor, a high spec fitted kitchen, fitted bedroom furniture and ample options for storage. The whole is offered in good decorative order.









## Environs

Church Fenton is a thriving village with a growing population, favoured by commuters due to its railway station that offers direct services to York (11 minutes) and Leeds (16 minutes). There is a primary school and nursery, a community shop with a café, a well-regarded Indian restaurant, two pubs (one a gastro pub), a village hall and historic medieval church as well as football, cricket and bowling clubs. Rapid access to York brings the independent schools within easy reach as well as Leeds city centre. Askham Bar Park & Ride is a 20-minute drive from Roxby House, providing an easy means to access the amenities of York city centre.

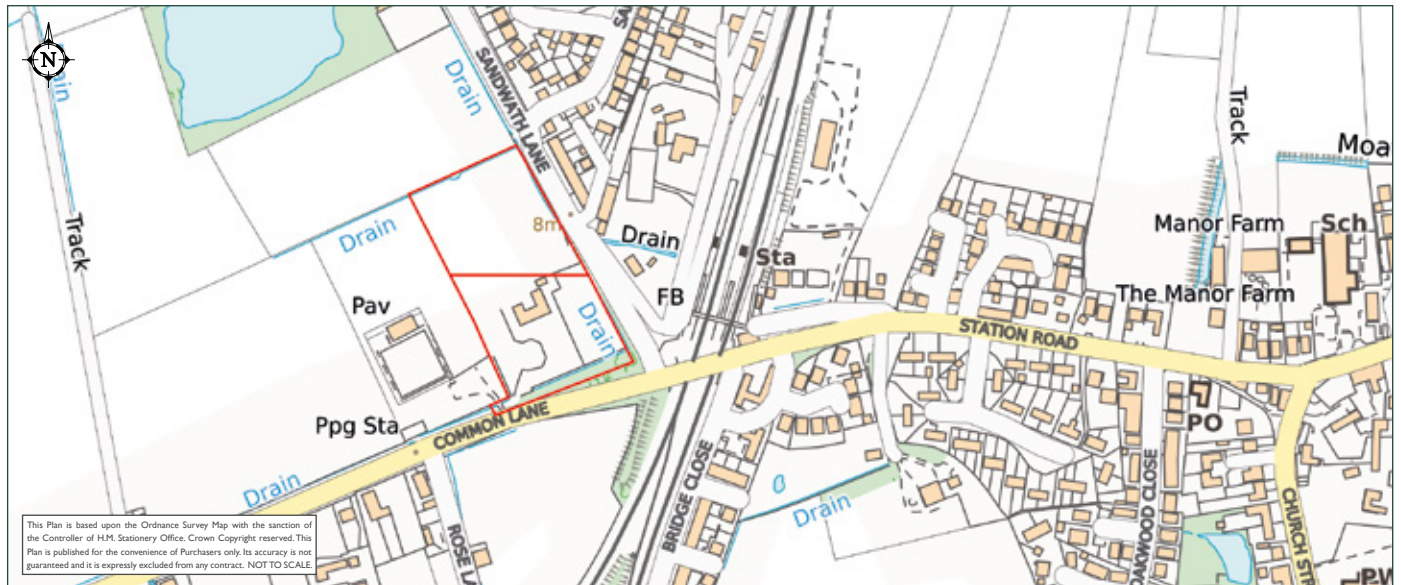
## Directions

Coming from A64/Barkston Ash into Church Fenton, the drive to Roxby House is on the left-hand side, immediately after the 30mph sign and before the railway bridge.

what3words ///mirroring.extension.storybook

## Viewing

Strictly by appointment.



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