



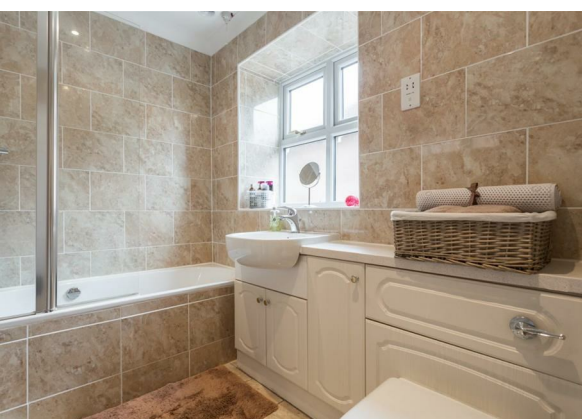
Chesterfield Court, Newton On Ouse

Guide Price £650,000

A fabulous 5 bedroom barn conversion, discretely positioned off the picturesque Cherry Tree Avenue & boasting over 2,360 sq ft of flexible living space, a 0.24 acre rear garden plus fishing and mooring rights on the banks of the River Ouse.

*** WATCH OUR TEASER REELS NOW ***

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).



Property Overview

Forming part of a private courtyard development of just 3 other barns converted in the mid 1990's, Oakwood House is a remarkable riverside home located on the doorstep of a National Trust treasure, Benningbrough Hall and its breathtakingly beautiful gardens, yet only 6 miles north of York.

Ground Floor

A reception hall with shower room and wc leads off into a stunning 26'6" (8.08m) long dining kitchen with underfloor heating, featuring expansive granite worktops, dining bar, generous storage and freestanding appliance space, complemented by a versatile snug leading off (previously used as a ground floor bedroom with access to the shower room).

The impressive 28'10" (8.48m) long sitting room features a substantial redbrick fireplace with wood burning stove and 2 sets of bi-folding doors, allowing access into a spacious garden room with doors opening out onto the magnificent terrace.

The extended ground floor living space also features a useful utility room with underfloor heating, storage, freestanding appliance space and further access out into the rear garden.

First Floor

The first floor landing leads off into a principal bedroom with rear garden and rural views plus a spacious en-suite shower room, 2 further bedrooms and a bathroom with heated towel rail and a shower above the bath.

Second Floor

The second floor landing leads off into a wash room with wc, one double bedroom and one single bedroom with access into a small study area/dressing room.

Other internal features of note include double glazing, gas fired central heating (new boiler in 2020) and a solar panel supplementing the property's domestic hot water supply.

Outside

The block paved courtyard provides visitor parking for the 4 barns and a driveway immediately in front of Oakwood House provides access into a 26'6" (8.08m) long integral garage with remote control roller door and EV charging point.

The south west facing rear garden in total extends to around 0.24 acre and has been beautifully landscaped to create a formal garden area that includes an elevated terrace off the garden room, providing both paved and decked seating areas, raised flowerbeds, glorious far reaching views and a sloping pathway leading down to a lawn.

Beyond the formal garden, the lawn runs down to the riverbank and this property comes with the benefits of both fishing and mooring rights.

Please note that a public footpath runs along the riverbank and the timber built jetty that can be seen in our images belongs to a neighbouring property.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

C

Council Tax

F - North Yorkshire Council

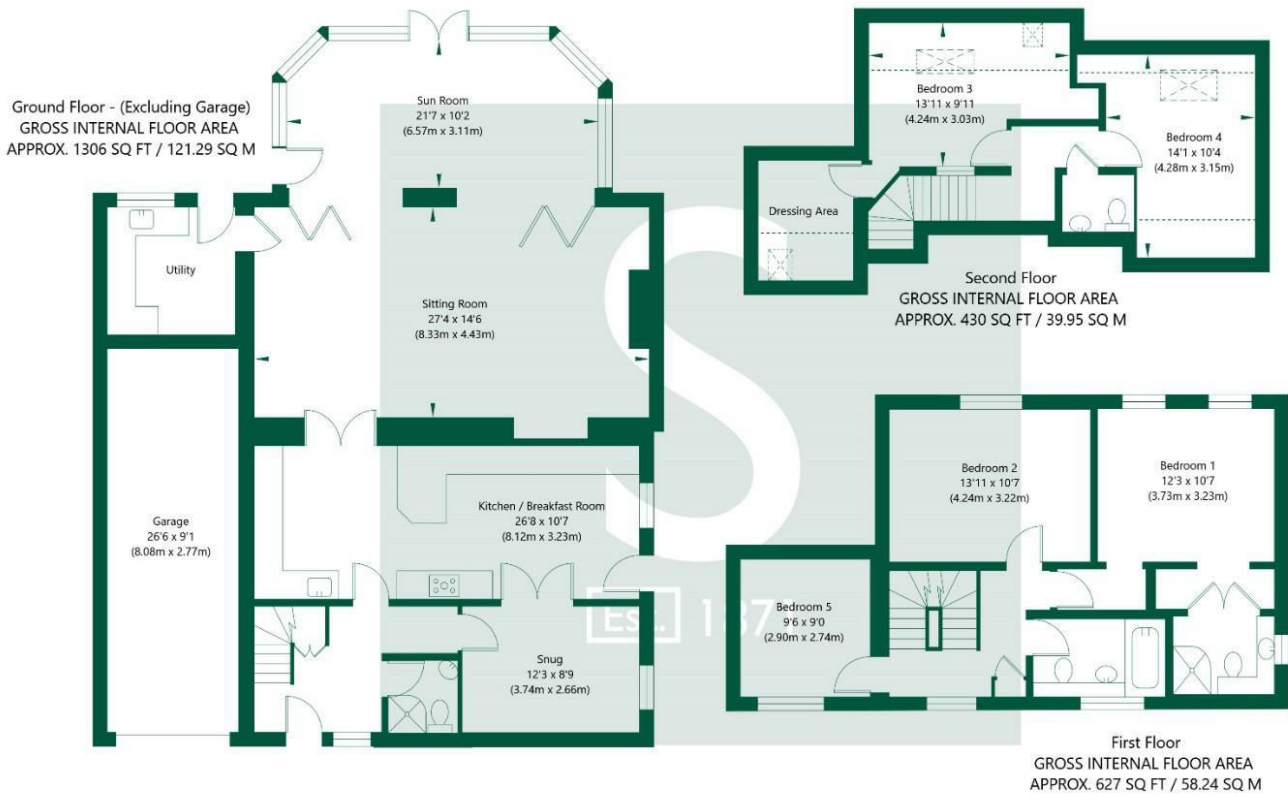
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

Chesterfield Court, Newton On Ouse, York, YO30 2DW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2363 SQ FT / 219.48 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

