



## Cawood Road, Stillingfleet, York £725,000

Beautifully presented and appointed five bedroom detached family home with generous gardens situated on the edge of the picturesque and sought after historic village of Stillingfleet, 15 minutes south of York.



The property is accessed via a paved footpath leading to a composite front door which opens into a spacious entrance hall with doors leading off to the ground floor accommodation and stairs to the first floor.

The large family kitchen can be found to the rear elevation of the property and benefits from a range of wall and base units, with two integrated ovens, an induction hob, fridge and dishwasher. There is also ample space for a dining table and chairs, with doors leading off to a rear porch and a sizeable utility room with stainless steel sink, wall and base units, oil central heating boiler and ample space for washer, dryer and freezer.



The principal reception room can also be found to the rear elevation and is a spacious, well proportioned living space featuring an open fire, with Tadcaster stone surround and sliding doors leading through to a sizeable conservatory, benefitting from underfloor heating and offering views over the mature landscaped rear garden.

The second reception room is currently used as a dining room overlooking the landscaped front garden. A large cloakroom with w/c and useful storage cupboard complete the ground floor accommodation.



To the first floor are five bedrooms, and a sizeable house bathroom. On the landing there is an airing cupboard and access, via a retractable ladder, to a partially boarded loft. The master bedroom is a large double room with large windows offering far-reaching countryside views, and an en-suite shower room. The shower room itself briefly comprises a large walk-in corner shower, pedestal wash basin, low flush w/c and a heated towel rail. Bedrooms two and three are further large double bedrooms, with bedroom four another well-proportioned double with built in storage, and bedroom five a smaller double, currently used as a home office also offering built in storage. The rear bedrooms afford a view across to the 12th century church tower.



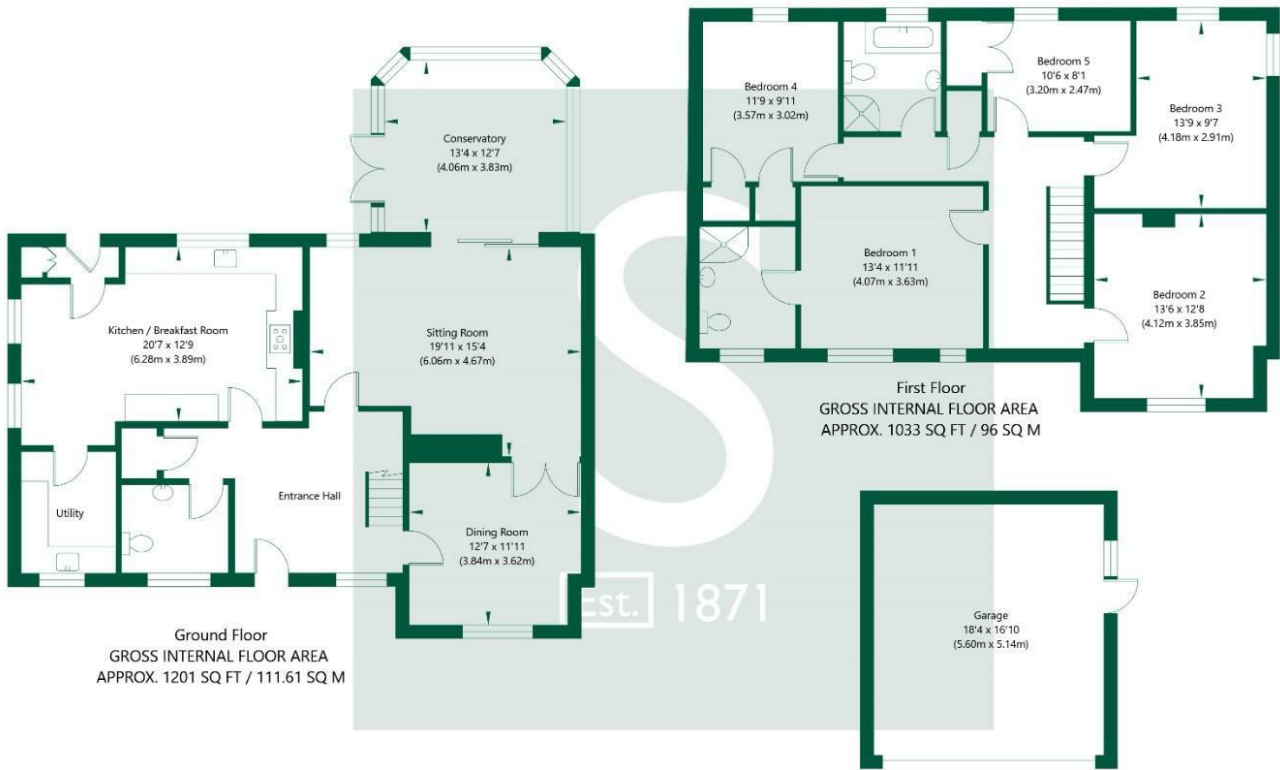
The house bathroom briefly comprises a walk-in corner shower, bath with central mixer tap, pedestal wash basin, low flush w/c and heated towel rail.

To the outside the property boasts beautifully landscaped front and rear gardens which are mainly laid to lawn with mature beds surrounding. The rear garden is partially walled and secluded, with a decked area adjoining the house, and a further paved area with arbour. The property also comes with a driveway offering off street parking for two cars as well as a detached double garage with electric roller door, further side access door, electric light and power and overhead storage facility.

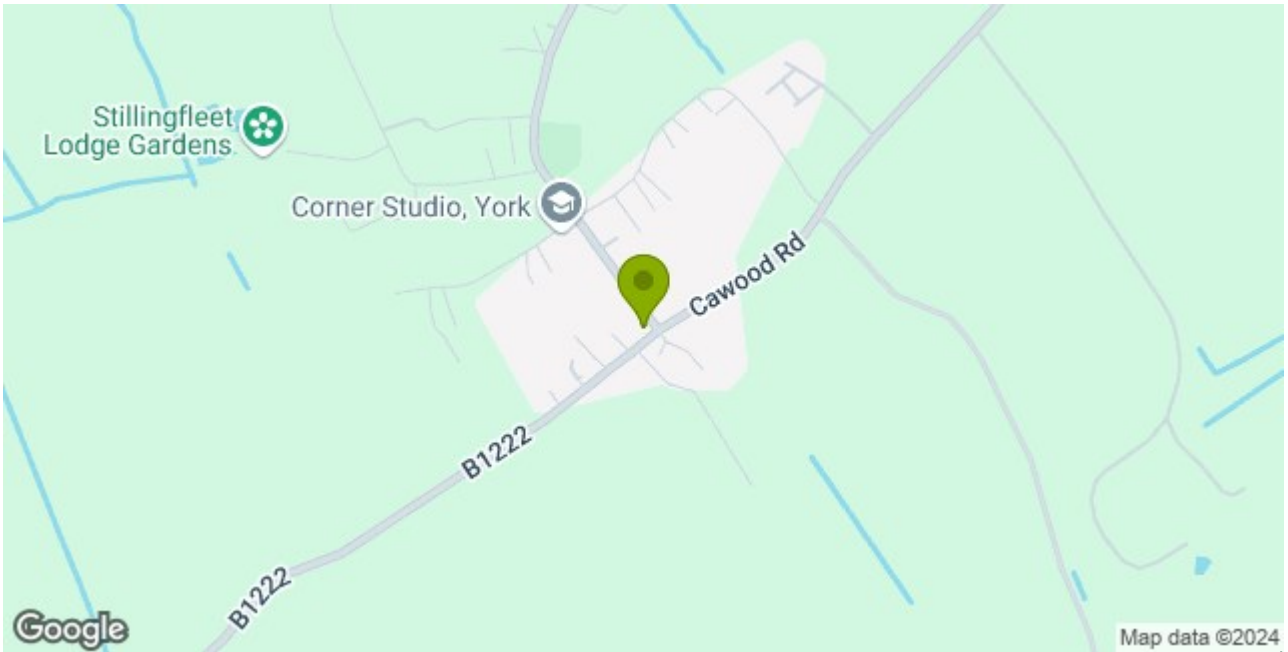


Stillingfleet is an attractive conservation village seven miles south of York city centre and within the catchment area of the highly regarded Fulford Secondary School. The village has an active village hall with regular events including Women's Institute, 'pop up pub' and annual beer festival. Stillingfleet Lodge Gardens boasts a beautiful nursery with tea room. A popular commuter village well placed for York University, McArthurGlen Designer Outlet and the A64 linking to Leeds and the wider motorway network.

Cawood Road, Stillingfleet, YO19 6SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2234 SQ FT / 207.61 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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