



THE OAKS SUTTON IN CRAVEN



**A HIGHLY INDIVIDUAL 4/5 BEDROOMED
DETACHED FAMILY HOME WITH A
VERSATILE LAYOUT, PARKING FOR
SEVERAL CARS, BEAUTIFUL LANDSCAPED
GARDENS AND SUPERB VIEWS SITUATED IN
A SOUGHT AFTER VILLAGE LOCATION**

PRICE: £725,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Standing in a small enclave of select properties in a highly regarded part of the village bordering open fields, The Oaks provides high quality accommodation with an extremely flexible layout and an impressive floor area of circa 2100 sq ft, briefly comprising to the ground floor: a welcoming Entrance Hall with Cloakroom, Dining Kitchen with vaulted ceiling & adjoining Snug, spacious Sitting Room with bi-fold doors to a decked sun terrace, Master Bedroom with En-suite & doors to a patio garden and a large Home Office or potential 5th Bedroom.

The first floor offers 3 large Double Bedrooms with eaves storage (one with En-Suite) and a luxurious Family Bathroom. Externally the property benefits from substantial driveway parking for several vehicles, an adjoining Garage, sheltered patio garden accessed from the Snug & Master Bedroom, a superb family garden with large lawns, established planting and a sun terrace with southerly hillside views.

Bent Lane is a desirable address in the semi-rural village of Sutton in Craven, known for having 2 popular primary schools & a beautifully maintained park with neighbouring Cross Hills providing further amenities including a Co-Operative store and South Craven Secondary School which continues to impress in Ofsted Reports.

To be seen to appreciate the versatility and quality of accommodation, the property in full detail comprises:

Feature door with glazed panel to:

HALLWAY: 13'1" x 12'11" with Oak flooring, open Oak staircase to the first floor and deep storage cupboard for coats and shoes.



EN-SUITE SHOWER ROOM: 7'6" x 6'5" comprising large walk-in shower enclosure with thermostatic shower, low suite w.c, pedestal wash hand basin, chrome ladder towel rail, tiled floor, part tiled walls, extractor fan and frosted uPVC window.

BEDROOM 5 / HOME OFFICE: 12'10" x 9'8" with Oak flooring and views over the garden & towards Sutton Clough.



CLOAKROOM: 4'8" x 4'7" with low suite w.c, pedestal wash hand basin, tiled floor, part tiled walls and extractor fan.

DINING KITCHEN: 23'5" x 10'7" with range of wall and base units with granite worktops over incorporating double electric oven, integrated microwave & coffee machine, 5 ring gas hob with extractor hood over, double composite sink & drainer, integrated dishwasher, wine fridge, space for American style fridge freezer, Amtico flooring, vaulted ceiling with Velux windows, **DINING AREA**, door to garage and opening to:

SNUG: 15'5" x 12'11" with Oak flooring, TV point and glazed doors to the patio garden.

SITTING ROOM: 19'10" x 12'7" with herringbone LVT flooring, feature solid fuel stove recessed to the wall with stone surround & mantel and black granite hearth, wall TV point and bi-folding glazed doors to the raised sun terrace and garden.

BEDROOM 1: 19'7" x 12'7" (inclusive of en-suite) with range of fitted wardrobes, glazed doors to the patio garden and wall TV point.

TO THE FIRST FLOOR

LANDING: with deep storage cupboard and access to boarded roof void.

BEDROOM 2: 13'7" x 12'7" with deep eaves storage, Velux window, fitted wardrobe, window with views over open fields and wall TV point.

EN-SUITE SHOWER ROOM: 6'2" x 6'0" comprising shower cubicle with thermostatic shower & glass screen, low suite w.c, pedestal wash hand basin, tiled floor, part tiled walls, extractor fan, chrome ladder towel rail and frosted uPVC window.

BEDROOM 3: 13'10" x 12'11" with two Velux windows, eaves storage, fitted wardrobe, frosted window and wall tv point.

BEDROOM 4: 12'7" x 12'3" with eaves storage, Velux window, fitted wardrobe, wall TV point and window with views to the fields.



LUXURY FAMILY BATHROOM: 12'10" x 11'10" comprising large walk-in shower enclosure with thermostatic shower, freestanding bath with feature tap, low suite w.c, bracket wash hand basin, 2 Velux windows, fully tiled walls & floor, chrome ladder towel rail, illuminated wall mirror, extractor fan and shaver socket.

TO THE OUTSIDE

There is an extensive concrete print driveway providing parking for several vehicles, a sheltered log store, greenhouse, low maintenance pebbled foregarden with water feature and gated access to the patio garden.

GARAGE: 17'6" x 10'8" with up-and-over electric door, Baxi combination boiler, utility area with washer & dryer plumbing, power & light and frosted window to the rear.

REAR PATIO GARDEN: a lovely sheltered & private large flagged garden with planted raised borders, power & light, bounded by high level stone walls, having space for a timber shed (currently housing a hot tub). There is pedestrian access to the rear of the house to the family garden.

FAMILY GARDEN: a beautiful private garden with superb views to Ravenstone Woods and Sutton Clough comprising: a large shaped lawn, pergola with flagged patio and cascading water feature, ornamental pond with water feature, a superb

raised decked sun terrace; the whole being bounded by high stone walls, Laurel hedging and an established Willow tree.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax band F.

POST CODE: BD20 7AL

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

