



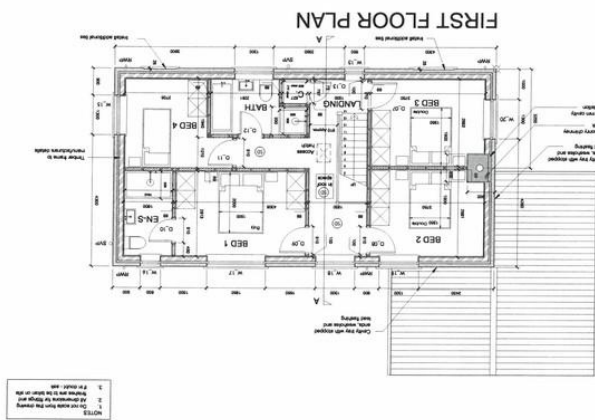
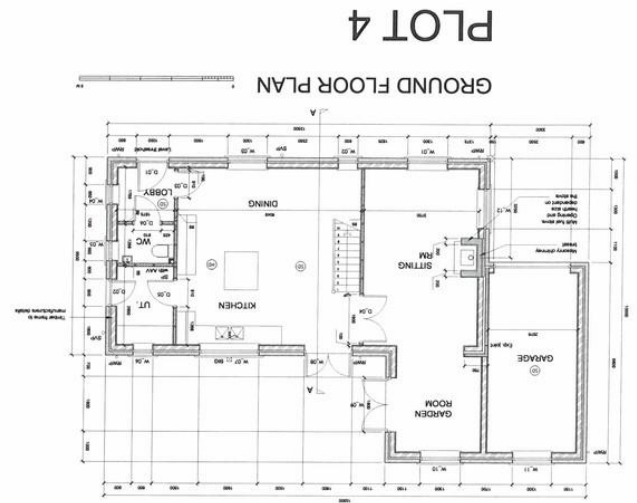
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Plot No.	K1019430
Plot Area	129 @ sq ft
Completion	OCT 2022
Project Name	Plot 4
Location	Saxton Riding Centre
Developed By	O Kent Property Ltd
Agent	Thomlinsons



Plot 4  
Riding School Lane, Saxton



# Guide Price £595,000

## Plot 4, Riding School Lane, Saxton, Tadcaster, LS24 9GJ

NEW BUILD. An immaculate and well designed 'high spec' new build four bedroom detached property, built in stone and located in a quiet countryside location on the edge of the upmarket village of Saxton.

**THIS PROPERTY IS AVAILABLE TO VIEW NOW**  
PLOT 4 Available. PLOTS 1,2,3 Available Soon.

### SITUATION & DESCRIPTION

Saxton is a quiet unspoilt rural village steeped in history and predominantly limestone built properties. It is situated approximately 3 miles east of the A1 and M1, 4 miles south of Tadcaster and a similar distance from the A64 Leeds to York road. Commuting is excellent with Leeds and York only some 20 minutes drive and Leeds/Bradford airport close by. Saxton is also approximately 11 miles from Wetherby.

The village has its own school, church and public house, village hall and children's play area. It is surrounded by rich undulating countryside laced with footpaths and bridleways. Lotherton Hall Park and Temple Newsam are also close by. Scarthingwell Golf Course is approximately 1 mile away. Tennis courts, an indoor swimming pool and access to many other clubs within easy reach.

### Plot 4 Specification

- Natural clay pantile roof
- Natural limestone external walls
- Flush sash painted timber windows with S1 A rated

double glazed units and accoya stained doors

- Cast aluminium rain water goods on rise and fall brackets
- Horman electric sectional garage door
- Heating via Riello 8KW air source heat pump with underfloor heating to ground floor and radiators to 1st floor. Controlled by programmable room thermostats and thermostatic radiator valves.
- Kitchen
  - o White Alaska granite worktops with undermount sink,
  - o Bosch appliances including microwave oven, single oven, fridge freezer, induction hob, ceiling recessed extractor, dishwasher, wine cooler
- Bathrooms
  - o Free standing bath, stone resin shower trays, wall hung rimless toilets with Geberit frames, British manufactured furniture, designer brushed gold brassware throughout



- Lighting
  - o Collingwood H2 downlights throughout with Laura Ashley wall lights and pendants to kitchen, living room and master bed.

- Flooring
  - o Porcelain wood planks to kitchen, utility, w/c and entrance hall
  - o Cormar Carpet Co. woodland heather deluxe 55.oz carpets throughout with Mayfair 11mm underlay

- Easee One 7.4 KW electric car charger
- Limestone and brick fireplace with Dunbrik A1 concrete flue liners suitable for all types of combustion appliances
- 2no. TV aerial points in living room and 1no. in all bedrooms with booster and aerial in loft

