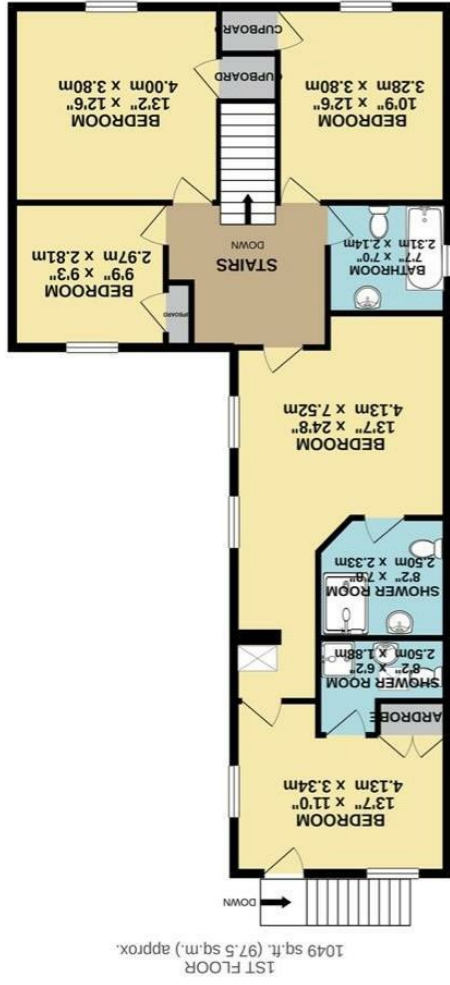


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Whilst every attempt has been made to ensure the accuracy of the program contained here, measurements of plots, rooms, areas and distances are approximate and should be used as a guide only. Prospective purchasers, the services, systems and appliances shown here are not intended to be guaranteed as to their operation or efficiency. Call the agent.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	79

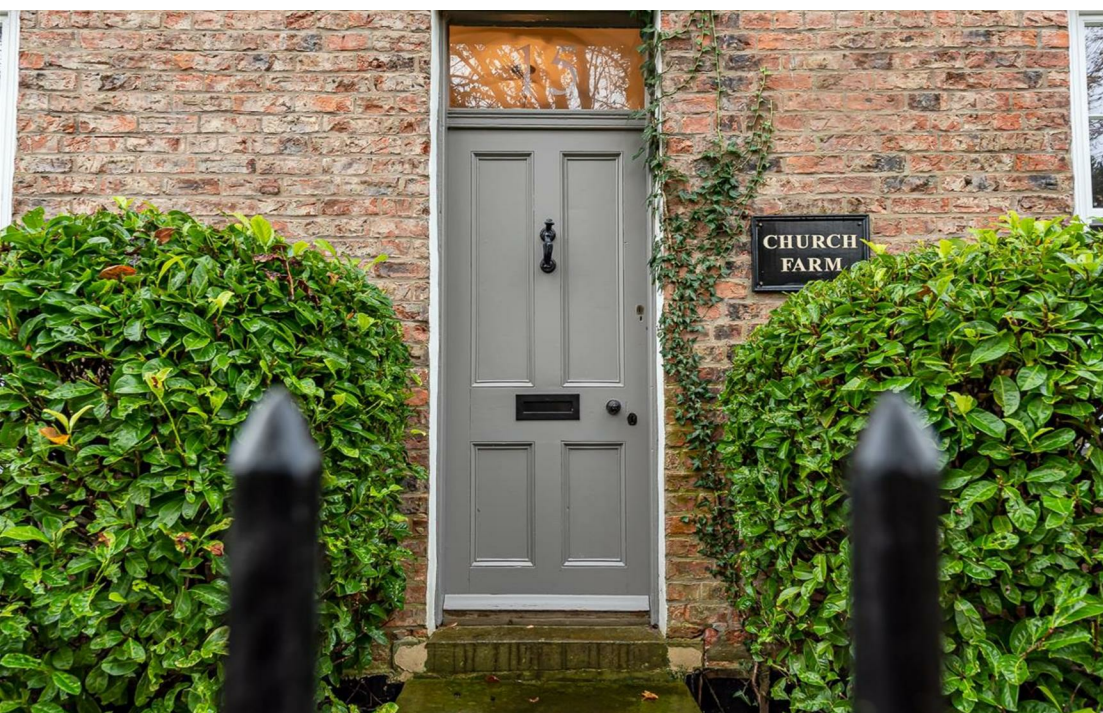
Energy Efficiency Rating



15 Church Farm, York
£775,000



Ashtons



Description

This fabulous, substantial home dates back to approximately 1850 yet has been thoughtfully extended to now offer spacious, flexible accommodation totalling more than 2200 sqft. The original part of the property still retains much of its original charm and character yet flows seamlessly with the more modern addition and all rooms are of excellent proportions offering a real sense of light and space throughout.

Immaculately presented and beautifully styled, an entrance hall leads to a living room to one side and a large open plan living / family space to the other. The large flexible room boasts a log burner at the centre with ample space for seating a dining areas which flows to the kitchen; fitted with a range of luxury units, integrated appliances and Aga. To the rear is a well-fitted boot room and cloakroom.

To the first floor are five double bedrooms served by a house bathroom and two en suite shower rooms. One double bedroom with en suite shower room to the rear can also be accessed by a separate staircase from the garden offering flexibility for the room to be used as an annex or similar.

Nestled in a wonderful plot, overlooking the village church boasting space and privacy, the benefits also include a large double garage, mature well landscaped gardens, brick built outbuilding and ample driveway parking for several vehicles.

The property is in a perfect location due to its close local amenities, bus routes to York and the popular village of Strensall, also offering close proximity to the well regarded Robert Wilkinson School.

A truly wonderful family home sure to appeal to the most discerning of buyers, early viewing is essential.