



SANDY LANE, STOCKTON ON THE FOREST

Greencroft, Sandy Lane, Stockton On The Forest, York, North Yorkshire, YO32 9US

PETER  
MOODY  
& COMPANY



## SANDY LANE, STOCKTON ON THE FOREST

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- Substantial Detached Family Home
- 4 Double Bedrooms
- House Bathroom
- 3 Reception Rooms
- Breakfast Kitchen. Utility
- Cloakroom/WC
- Storage Garage. Driveway
- Extensive Lawned Gardens
- Open Views Across Adjoining Pasture Land

York City Centre 5 Miles. York Railway Station 5½. Miles Leeds 32 miles.

### Description

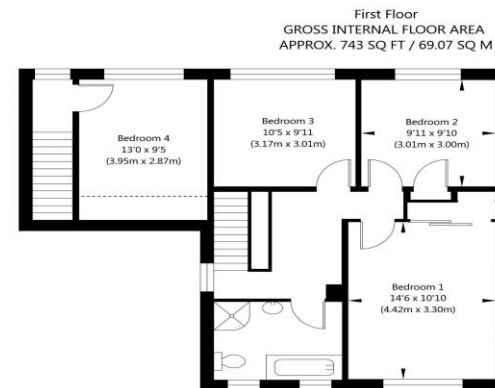
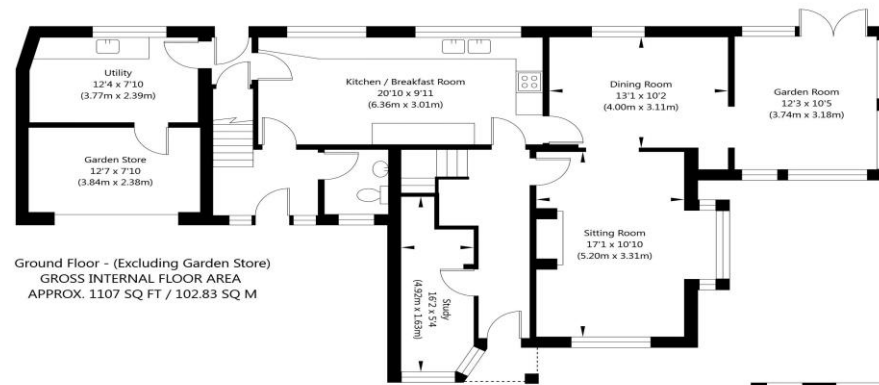
An attractive and spacious detached house situated in the highly sought after village of Stockton on the Forest. Greencroft has been a well loved and cared for family home and lies in a lovely location adjoining open fields. The accommodation is laid out over two floors benefiting from double glazing and gas central heating and offers great potential for further extension. On the ground floor, doors lead from the hall to a sitting room with feature fireplace and cast-iron stove, dining room and beyond this a garden room with French doors to the rear. The breakfast kitchen has a range of modern units and beyond this is a utility room, rear lobby and cloakroom/WC. On the first-floor doors from the landing open into three double bedrooms and a house bathroom with modern suite. A fourth double bedroom is reached by a second staircase from the rear lobby. Externally, the house stands on a good size plot with lawns and herbaceous borders containing a variety of plants and shrubs. The main gardens lie to the rear with open views across the adjoining pasture land. A driveway provides extensive off-street parking. The former garage has been partitioned off to create the utility room and a storage area.

### Location

Stockton on the Forest lies around 5 miles from York city centre and is well served with facilities including a village hall, church, pub, garage, primary school (Ofsted Good 2018), pre-school nursery, scout hut, children's play area, village shop, golf club and garden centre. The village is served by the Yorkshire Coastliner bus route running between Leeds and Scarborough. Huntington secondary school is about four miles away, and independent schools on offer within the city are The Mount, St Peter's and Bootham. York railway station has services to London taking less than 2 hours.



# FLOOR PLANS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1850 SQ FT / 171.9 SQ M - (Excluding Garden Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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