

LANCASTER  
SAMMS



Plot 2, Oak Tree House, York Road, York

£800,000

York





**LAST PLOT REMAINING - AVAILABLE TO RESERVE NOW**

One of two stunning NEW five-bedroom village houses constructed by highly regarded local developer Banks Developments, choicely situated in an attractive village close to York.

Scheduled for completion summer 2025, the property offers substantial & versatile accommodation, with the opportunity for purchasers to choose their own bespoke finishes from a selected range.

The property benefits from an attractive hallway leading to the principal accommodation including the lounge, dining room and large dining/kitchen/family room to the rear with bi-fold doors and separate utility room.

To the first floor are well proportioned bedrooms including en-suite showers to the master bedrooms. To the second floor are two superb further bedrooms.

Externally are landscaped gardens to the front and rear with fence and hedge boundaries, with estate fencing to the front and side elevations.

The rear gardens will be laid to lawn with patio area and enjoy a mature aspect beyond. A driveway provides off street parking to the front and leads to the garage.



## LOCATION

Situated 7 miles south of York city centre the attractive and popular village of Stillingfleet is mentioned in the Domesday Book and even has its own Facebook account where parishioners document the delights of the village.

The centre of the village is in a conservation area and includes a Village Green with a beck flowing through attracting wildlife and insects. The 12th Century St Helens Church and the many local groups provide an opportunity to get to meet other villagers. The village also has a Women's Institute, toddlers and history groups as well as a village show. Nearby is Croft Farm livery yard and Harmony House café/farm shop has recently opened in the village. The property is in the catchment area for the highly regarded Fulford Secondary School.

## AGENTS NOTE

Internal & garden photos are of the neighbouring completed plot and should only be viewed for indicative purposes.

CGI & floor plans for illustrative purposes only (subject to change). Choice of finishing's dependent upon build schedule and availability.







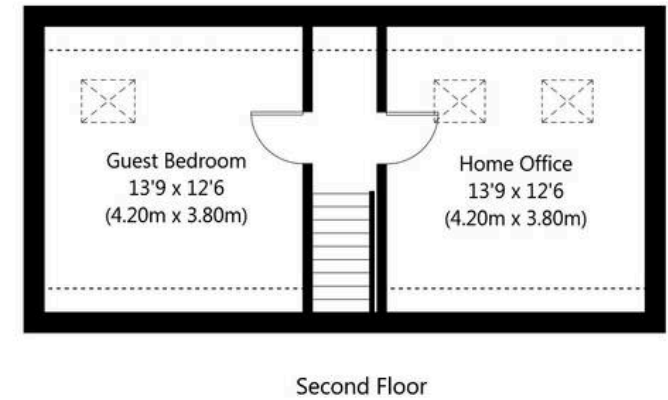
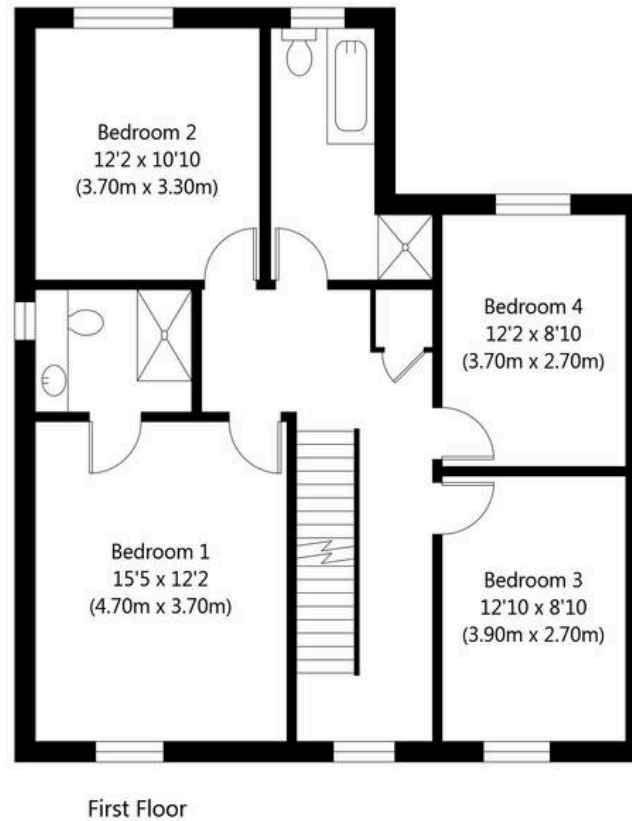












NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2247.8SQ FT / 208.8 SQ M  
 COPIED FROM ARCHITECTS PLANS - ACCURACY CAN NOT BE GUARANTEED  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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