

## The Oaks, York YO61 1TT

Prices From £400,000

# Stephensons

land & new homes



\*\*\*\* COMING SOON - EXCLUSIVE RURAL DEVELOPMENT \*\*\*\*

Stunning new build barn conversions set just outside the ever popular village of Alne, including 3 single storey dwellings with an additional detached bungalow.

The development has been imaginatively designed throughout creating ideal accommodation for couples, small families and retirees, set within generous gardens with a high specification finish.

Tenure: Freehold  
 Broadband Coverage: Up to 1000 Mbps download speed\*  
 EPC Rating: TBC  
 Council Tax: TBC

\*Download speeds vary by broadband providers so please check with them before purchasing.



The Oaks is a spacious and secluded development on the edge of the sought after location of Alne, featuring four single storey homes, architecturally designed with a high specification finish. Features include underfloor heating, bifold doors, off street parking and very unique external features and materials.

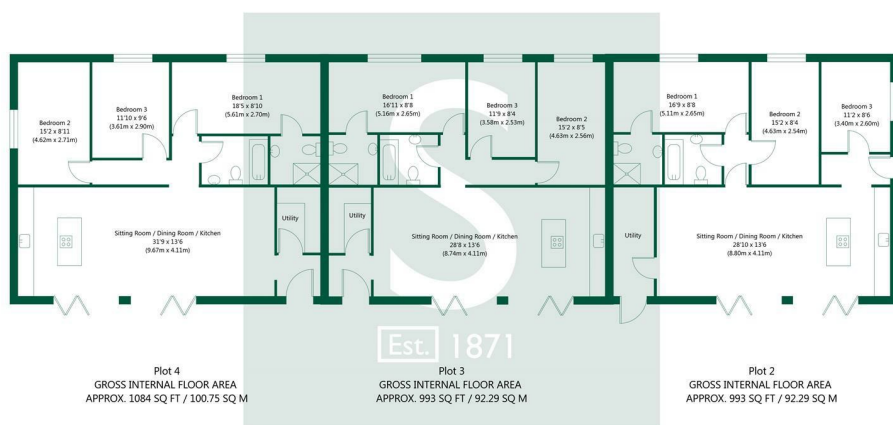
Plots 2 - 4 are represented by a row of 3 bedroom bungalows with open plan living set with generous gardens. Each of the 3 units feature an ensuite master bedroom in addition to a house bathroom and fully fitted kitchen with bifold doors running out onto the south facing rear garden.

The attention to detail throughout the development is first class and an on site inspection is strongly recommended.

COMPLETION ANTICIPATED FOR SEPTEMBER 2026.

Imagery Disclaimer: The CGI's and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## The Oaks, Alne



### Partners:

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### Associate Partners:

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3070 SQ FT / 285.33 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.