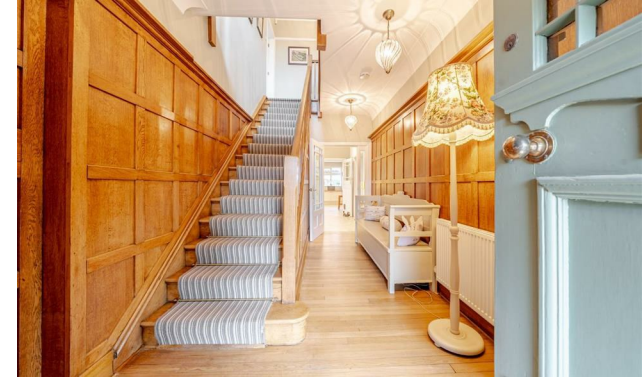




Oakdene, Brackenhill Lane, Church Fenton, Tadcaster

- SUBSTANTIAL FOUR BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SET ON APPROX 1.5 ACRES OF STUNNING GARDENS
- EPC RATING F / COUNCIL TAX BAND C
- ONE BED 17TH CENTRY COTTAGE ON THE PLOT
- RURAL VILLAGE WITH COUNTRYSIDE VIEWS
- RAIL LINKS TO YORK AND LEEDS

Offers Over £800,000



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DESCRIPTION

Occupying an enviable position in the highly sought-after village of Church Fenton, this outstanding 1930's residence offers an exceptional blend of period character and contemporary luxury, with the bonus of a self-contained separate cottage.

Having undergone an extensive programme of renovation and refurbishment in 2011, the property has been finished to an impeccable standard throughout, whilst retaining many of its original architectural features.

With an offroad gravelled driveway for several vehicles with dual access, from the moment you step inside, the quality and craftsmanship are immediately evident. The restored original oak-panelled entrance hall, picture rails and solid oak banister perfectly complement the sympathetic modernisation that has created a truly stunning family home. A bespoke handmade country style kitchen with solid oak cabinetry is paired with granite worktops and traditional twin Belfast sinks, a range cooker, built in appliances, and a large central island creating a superb space for both everyday family life, and entertaining. From the kitchen is a well-designed extension in keeping with the property, providing a practical boot and utility room. A cloakroom/WC, and extensive additional storage space. Underfloor heating, together with premium Karndean flooring, enhances the luxurious feel of these areas adding warmth and comfort.

The generous lounge is both spacious and inviting, centred around a feature solid fuel open fireplace with the original mahogany surround. Dual aspect windows flood the room with natural light, whilst impressive tri-fold doors open directly onto the extensive full width terrace leading onto the garden, creating a wonderful indoor-outdoor living experience.

A separate formal dining room, complete with feature fireplace and original picture rails, provides the perfect setting for entertaining. An additional open fireplace also provides extra character to the room, with dual aspect windows giving even more natural daylight.

The hallway, lounge and dining area retain the original oak floorboards which have been carefully restored and maintained.

The first floor continues to impress. The magnificent principal suite features a luxurious ensuite bathroom with a freestanding roll-top bath, walk-in rainwater showerhead, twin wash basins, storage cupboards, and high-quality fittings throughout. Two further generous double bedrooms are served by a contemporary en-suite shower room. Both rooms enjoy delightful views across the neighbouring cricket pitch and open countryside. The current owners have configured an existing fourth bedroom into a spacious dressing room, which offers the flexibility to be easily converted back into a fourth bedroom if required.

Further opportunity developments exists with the extensive loft area across the whole property (subject to necessary planning permissions) which is accessed via a pull down ladder from the hallway and is partly boarded.

Adding further distinction to this remarkable offering is a charming, detached 17th-century Drover's Cottage. Beautifully renovated to the same exacting standards, the cottage provides fully self-contained accommodation with its own mains services and separate boiler, comprising a large double bedroom, bathroom with walk in shower, fully fitted kitchen, and large lounge area. Perfect as guest accommodation, multi-generational living, holiday letting or a home office, it represents an incredibly rare and valuable addition to the overall property.

The true showpiece, however, is the magnificent outside space. Set within approximately 1.5 acres, the gardens have been thoughtfully designed to provide something for everyone. To the rear of the house is a peaceful and beautifully landscaped garden with a pond, offering a tranquil retreat, while

beyond lies an expansive lawn ideal for outdoor entertaining and family gatherings with established trees, a willow arch walkway, and shrubs throughout.

The garden also boasts a greenhouse, shed and a large multi-use unit complete with hardstanding, power and water. This could be used as an ideal hobby area, workshop or additional storage. All the outside space offers total privacy with an established well-maintained hedge around the boundary.

School buses from Harrogate, Tadcaster & York serve the area, with a number of local nursery and primary schools also nearby. Another key bonus is the regular rail service from Church Fenton Station to York, Leeds, Manchester and Selby. The village also boasts an award winning fully licenced community shop which is open 7 days a week from early until late. The location is ideal for keen walkers, cyclists and commuters alike. There are thriving football, cricket, and bowling clubs, as well as several local community events offering something for everyone.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances including central heating (if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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