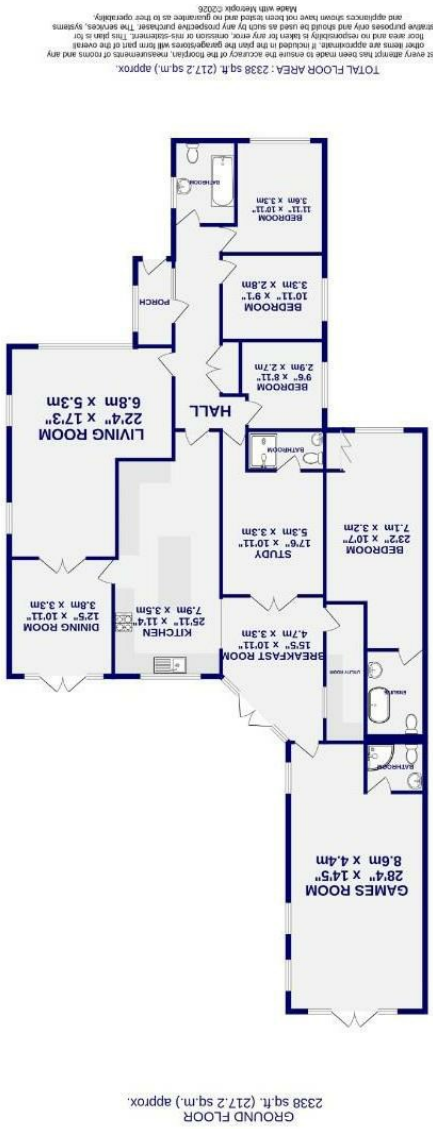




Common Lane Warthill, York YO19 5XW

Freehold
Council Tax Band - G

- Over 2,300 sq ft of exceptional single-level living
- Four bedrooms with flexible 5/6-bedroom potential
- Four bathrooms, including a luxurious principal ensuite
- Versatile layout ideal for families, guests or home working
- Stunning breakfast kitchen with central island
- Superb rear garden of almost 200ft with open countryside views
- Extensive driveway with EV charging
- Prime Warthill village location, just five miles from York
- EPC C



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Common Lane
Warthill, York
YO19 5XW

£800,000

 5  4

Space. Flexibility. Lifestyle. This exceptional Warthill home redefines single-level living, combining the scale of a substantial family house with outstanding versatility and an enviable village setting.

Occupying a superb private plot with a near 200ft rear garden and uninterrupted views across open fields, this detached home offers an immediate wow factor. Expansive lawns, mature planting and generous entertaining terraces create a peaceful countryside retreat, just five miles from York and within easy reach of the A64.

Extending to over 2,300 sq ft, with a sweeping driveway providing extensive parking and EV charging the home offers four bedrooms, four bathrooms, and the flexibility to create five or even six bedrooms if required. Designed to adapt with changing lifestyles, it suits growing families, downsizers seeking space, multi-generational living, home working or buyers wanting room to evolve.

The welcoming reception hall leads to a bright L-shaped living room with dual-aspect windows and separate dining room opening directly into the garden through French doors, while the stunning breakfast kitchen forms the heart of the home, complete with a Rangemaster cooker, central island, Belfast sink and doors also opening directly onto the patio for effortless indoor-outdoor living.

A standout feature is the home's exceptional flexibility. The spacious games room with ensuite shower room and separate office can provide excellent options for guest accommodation, a teenager's suite, gym, cinema room, studio, private workspace or extra bedrooms offering endless possibilities.

The generous principal bedroom enjoys fitted storage and a luxurious ensuite with a freestanding roll-top bath, while three further double bedrooms are served by a stylish family bathroom.

