





# Hopgrove Lane South Huntington, York YO32 9TG

£1,300,000



Located just three miles from York city centre and close to the excellent amenities of Vangarde Shopping Park, Monks Cross and a choice of well-regarded schools, Cherry House is an exceptional family home offering generous, beautifully designed living space and an outstanding level of specification throughout.

Originally built in 2004 and thoughtfully extended in 2009, the property has been finished to a superb standard, with the heart of the home being the remarkable open plan kitchen, dining and living area. This impressive space features a handmade fitted kitchen with integrated appliances, underfloor heating, Rako lighting, bespoke cabinetry and media fittings by Clarity Arts, and bi-folding doors that open onto a covered veranda overlooking the private rear garden. The ground floor also includes a welcoming entrance hall, a separate family room, sitting room and dining room, along with a utility room and cloakroom/WC.

The first floor is just as impressive. The principal bedroom suite offers a peaceful retreat with a sitting area, dressing room and luxurious ensuite. The guest bedroom also benefits from an ensuite, with two further bedrooms, one currently used as a dressing room, and a well-appointed house bathroom. The second floor provides even more versatility with a further bedroom, a cosy snug or games room and an additional bathroom, making this level ideal for older children, guests or those wanting their own private space.

Set behind remote-controlled gates with video entry, the patterned driveway provides parking for several vehicles and leads to a substantial triple garage, complete with remote doors. Above the garage is a superb home office, flooded with natural light and equipped with its own kitchenette and shower room, making it an ideal workspace away from the main house.





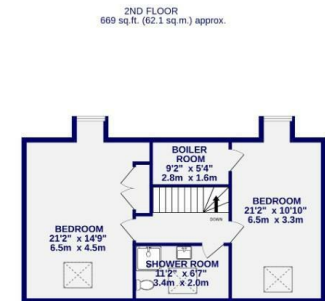
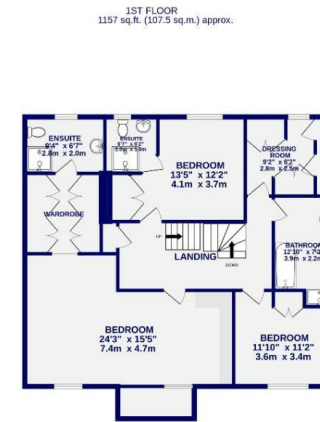
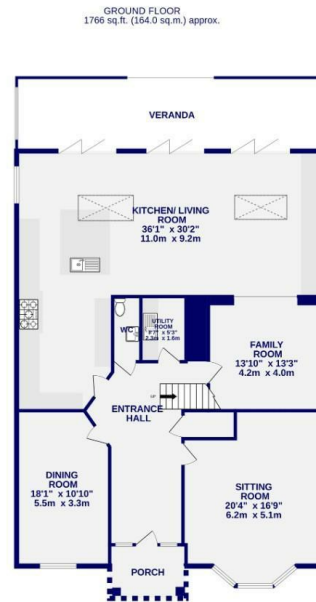




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Freehold  
Council Tax Band - G

- Substantial Detached House
- Six Bedrooms
- Five Bathrooms
- Convenient Setting
- Triple Garage with Workspace Above
- Remote Controlled Gates
- Stunning Countryside Views
- No Onward Chain
- EPC C



TOTAL FLOOR AREA: 3591 sq.ft. (333.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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