



HUNTERS[®]
HERE TO GET *you* THERE

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Boroughbridge Road, Upper Poppleton, York

£1,250,000

HUNTERS[®]

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Introducing this distinguished modern residence on The Horseshoe — a rare opportunity to acquire a contemporary detached home on one of Dringhouses' most exclusive and discreet addresses.

Built only a few years ago and offered with no onward chain, the property blends modern architecture with a sense of quiet refinement, set behind an electric gated entrance and surrounded by similarly high-calibre homes.

Approached via a broad, gated driveway with parking for multiple vehicles, the house opens into a welcoming reception hall — a bright, elegant space that sets the tone for the interiors beyond. The ground floor flows beautifully, with generous living and dining areas framed by large windows and warm natural light. The orangery extends the living space further, creating a serene spot for everyday relaxation or entertaining.

The kitchen is a standout feature: a beautifully appointed, light-filled room with a bay-fronted dining area, contemporary cabinetry and a calm, understated aesthetic. A separate utility and ground-floor WC complete the practical arrangements.

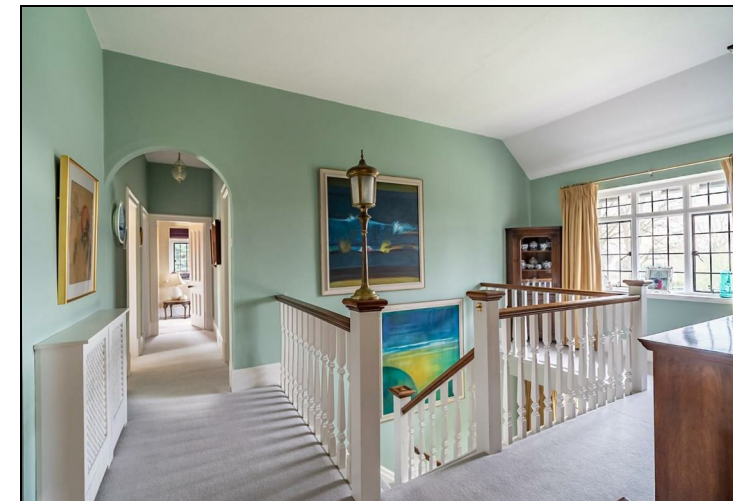
Across the first floor are three well-proportioned bedrooms, including a superb master suite with dressing room and a spacious en-suite. Two further bedrooms are served by a Jack & Jill bathroom, offering an ideal layout for families or guests. The top floor provides a further double bedroom with its own shower room — a flexible space equally suited to visiting guests, older children or a dedicated home office.

The property benefits from an air source heat pump, ensuring efficient, sustainable heating and reduced running costs.

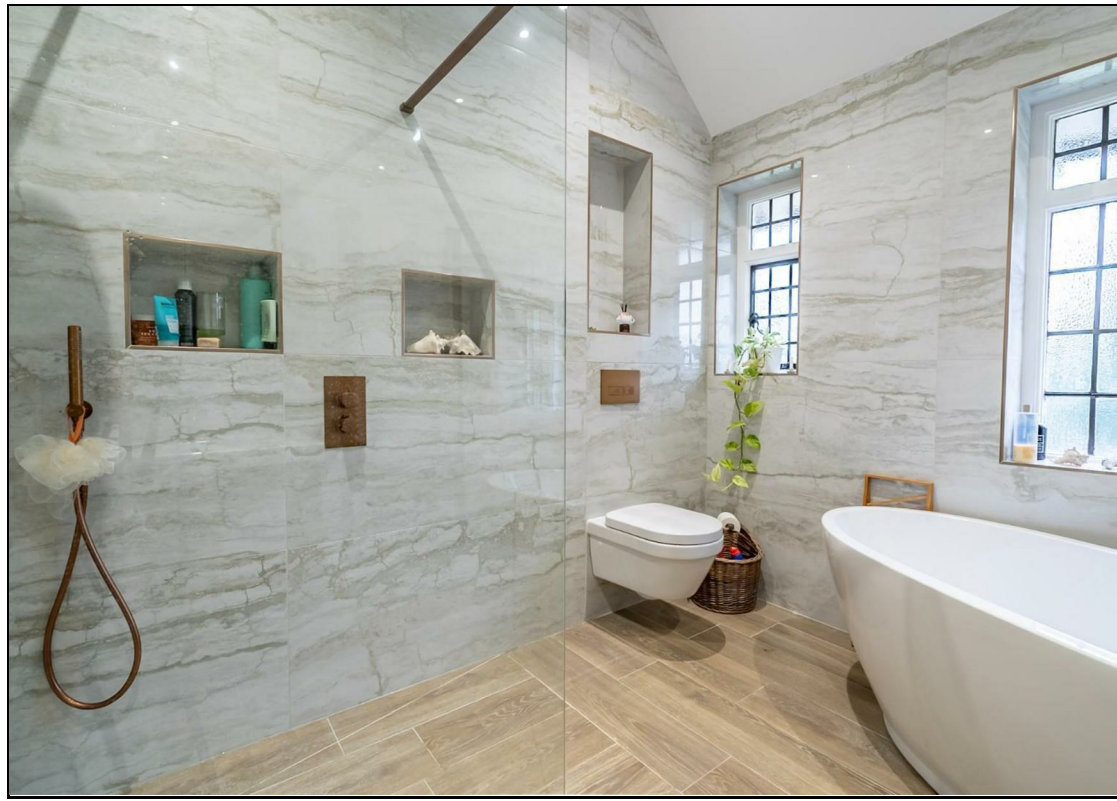
Outside, the rear garden offers a private, low-maintenance setting, perfect for outdoor dining or quiet moments of retreat.

KEY FEATURES

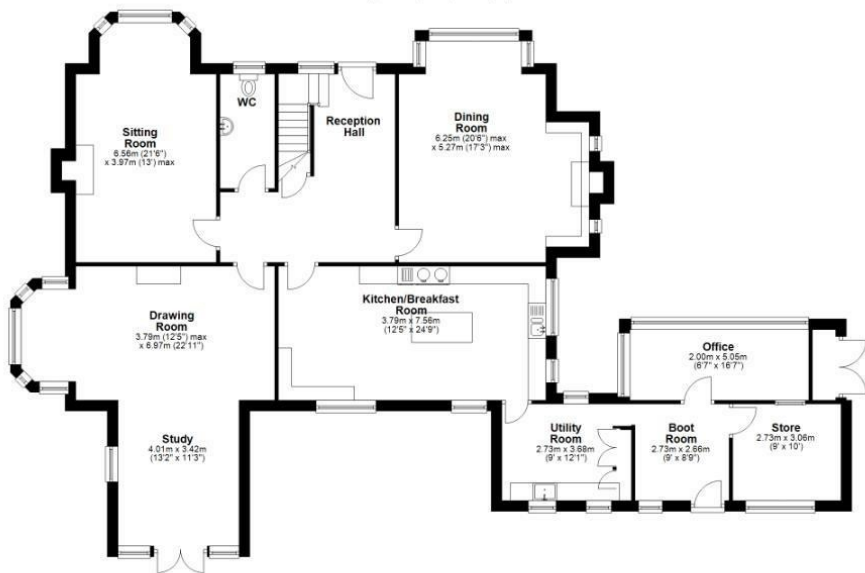
- Magnificent Detached Edwardian Residence
- Set in Nearly One Acre of Mature Grounds
- Full of Charm, With Many Original Period Features
 - Spacious Family Accommodation
 - Private Driveway and Rare Privacy
 - Prime Position Inside York's Ring Road
 - Grand Double-Height Galleried Hall
 - Council Tax Band G



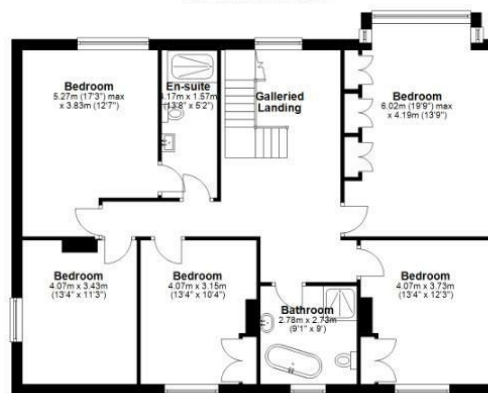




Ground Floor
Approx. 189 sq. metres (2035.1 sq. feet)



First Floor
Approx. 120.8 sq. metres (1304.5 sq. feet)



Garage
Approx. 0.9 sq. metres (9.9 sq. feet)



Total area: approx. 314.9 sq. metres (3389.6 sq. feet)

Not to scale for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified. Prepared by Andrew N. Wilson Photography.

Plan produced using PlanIt.



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	
	77
	45
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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