

Cherry Tree Avenue, Newton-on-Ouse

£675,000

Stephensons
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Cherry Tree Avenue, York YO30 2BN

Est. 1871

£675,000

A substantial 3 bedroom detached property on a picturesque tree lined avenue leading to the gates of the National Trust's magnificent Beningbrough Hall, less than 6 miles north of York. Offering almost 2,000 sq ft of living accommodation, this impressive village home also features a double garage and attractive, manageable gardens to both front and rear.

Chesterfield House is an exceptional village home combining character, space and versatility and forms part of an exclusive development of just 5 individually designed barn conversion inspired homes that were originally built in the late 1990s.

A welcoming entrance porch opens into an elegant reception hall, where stripped pine doors with traditional brass ironmongery set the tone for the craftsmanship found throughout the home. From here, the beautifully proportioned accommodation unfolds to include a refined 17'9" (5.41m) formal dining room and an elegant dual aspect sitting room extending to over 19'5" (5.91m) in length and centred around an attractive fireplace with a gas fired stove and bespoke fitted bookcases and cabinetry that enhance the room's warm and inviting atmosphere.

The heart of the home is undoubtedly the impressive 21-foot farmhouse-style kitchen, dining and family space, thoughtfully designed for both everyday living and entertaining. The charming snug enjoys direct access to the south-west-facing garden through sliding doors, while the bespoke kitchen provides an abundance of preparation space, extensive antique pine cabinetry, integrated appliances (fridge, freezer and dishwasher) and space for a range cooker, complemented by a separate utility room.

Adding to the property's exceptional versatility, a rear lobby provides internal access to the integral double garage and a second staircase leads up to a superb first floor home office, sensibly separated from the main living accommodation and perfectly suited as a creative studio, gym, games room







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 65
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











or occasional guest space.

The first floor continues to impress with an impressive 19'4" (5.90m) long dual aspect principal bedroom enjoying rural glimpses and featuring a cast iron period fireplace, an extensive range of fitted wardrobes and a beautifully appointed en-suite shower room. The landing also leads off into 2 further double bedrooms (1 with fitted wardrobes) and a beautifully appointed house bathroom.

Additional features of note include a gas fired central heating, double glazing and a substantial boarded loft, accessed via a drop-down timber ladder. With an apex height of 8'7" (2.62m) and extending approximately 42' (12.80m) in length, the loft offers exciting potential to create up to 350 sq ft of additional accommodation, subject to the necessary planning permissions and building regulations.

Outside, the attractive front garden is mainly laid to lawn, a shared block paved driveway leads to the rear, where there is an integral double garage.

The delightful south-west-facing rear garden is partly enclosed by traditional walls and features a beautifully sculptured lawn, two generous paved seating areas, and well-stocked flower and shrub borders, creating an ideal setting for outdoor entertaining and relaxation.

AGENTS NOTE
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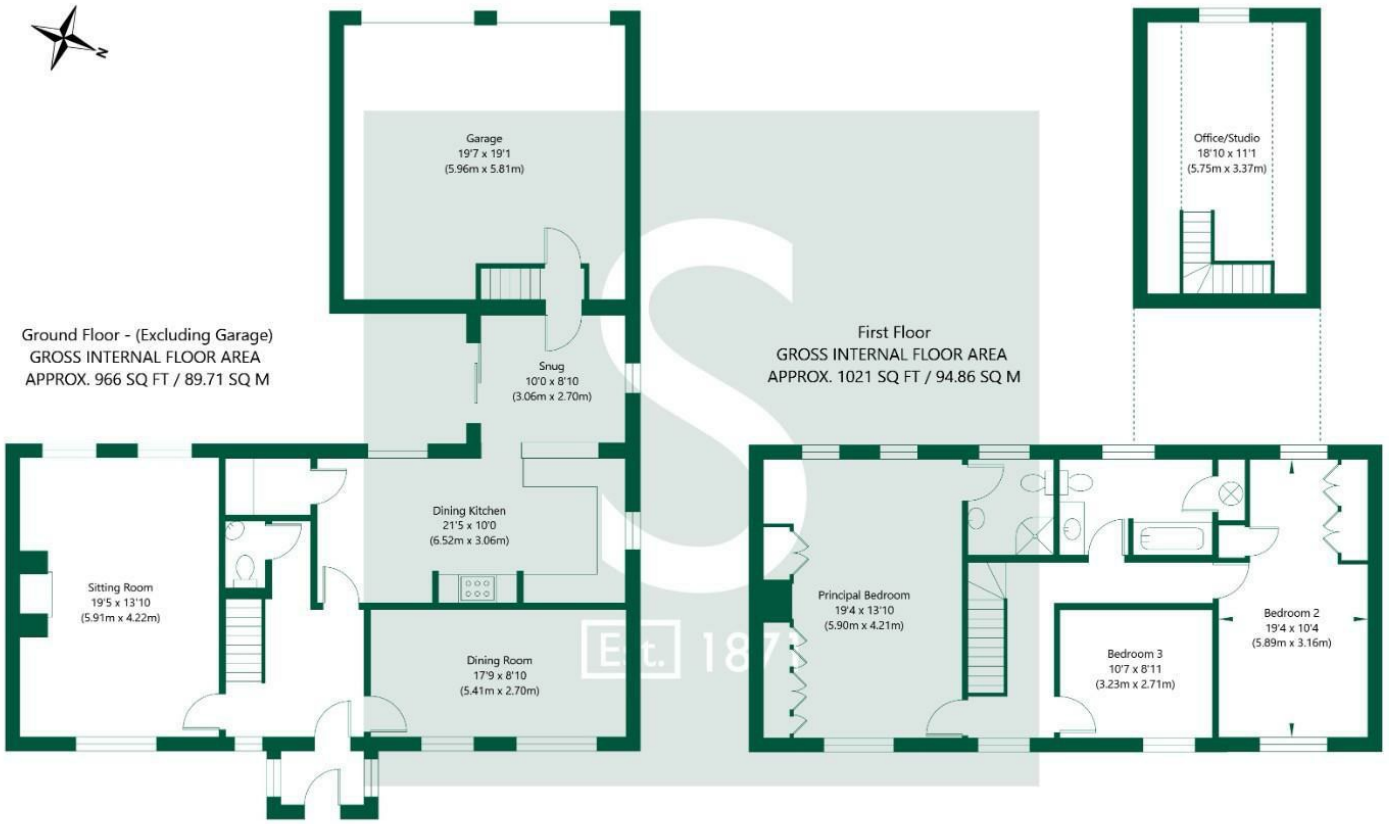
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1987 SQ FT / 184.57 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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