



Victory Davenport Lodge High Lane Sutton On Derwent

York, YO41 4BY

Guide Price £109,995

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Luxury countryside living at Derwent Oaks Park, perfectly located on the exclusive Swallows Edge development with stunning private countryside views in the heart of Yorkshire. Designed as the perfect holiday home from home, the Davenport combines modern style, comfort and practicality to create a truly relaxing retreat. The spacious open-plan lounge features soft contemporary furnishings, large sliding patio doors and calming natural tones, allowing natural light to flood the space while showcasing the peaceful countryside surroundings. The brand-new design for 2026 includes a media wall with built in electric fire ideal for a cosy luxurious feel. At the heart of the lodge is the stylish modern kitchen and dining area, thoughtfully designed for both everyday living and entertaining. Complete with high-quality integrated appliances and a sociable breakfast bar, it is the perfect space for family meals, hosting friends or simply unwinding after a day exploring York and the Yorkshire countryside. The elegant bathroom combines contemporary black fixtures with warm natural finishes, creating a luxurious and calming space to relax and refresh. The beautifully designed bedrooms offer a peaceful sanctuary, featuring soft textures, elegant furnishings, spacious storage and large windows that create a bright and airy atmosphere throughout. The master bedroom also benefits from a walk-in wardrobe, adding to the luxury lodge experience.

Kitchen/Dining Area

Living Room

Master Bedroom

En-suite

Bedroom Two

Bedroom Three

Bathroom

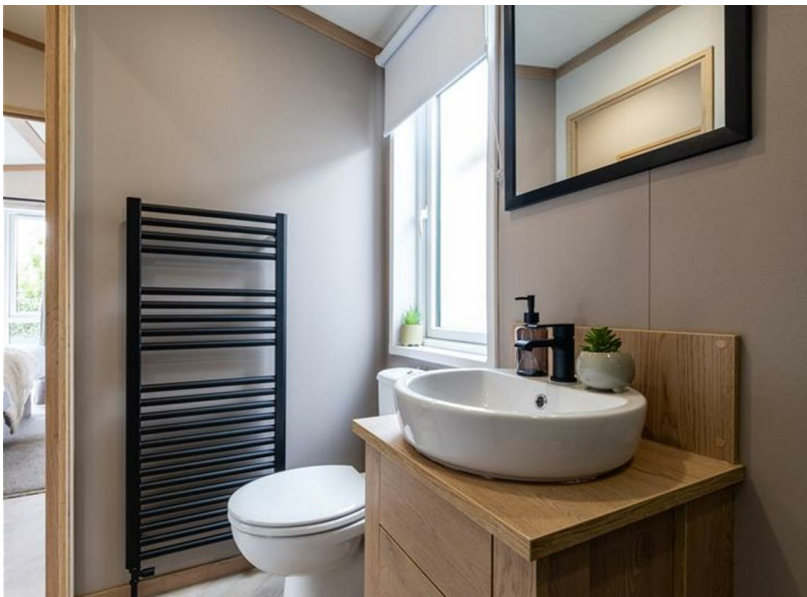




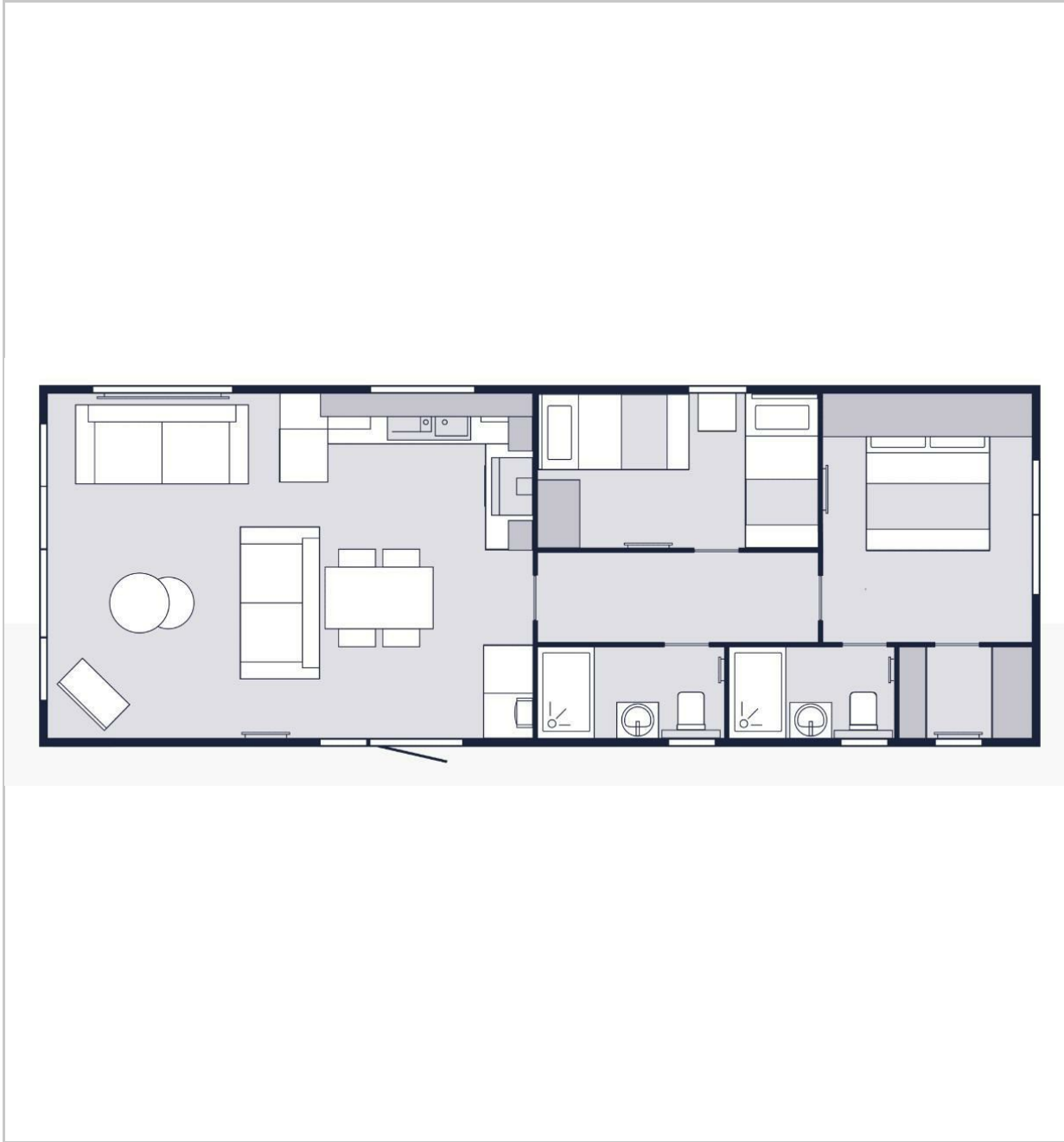
Outside

Location

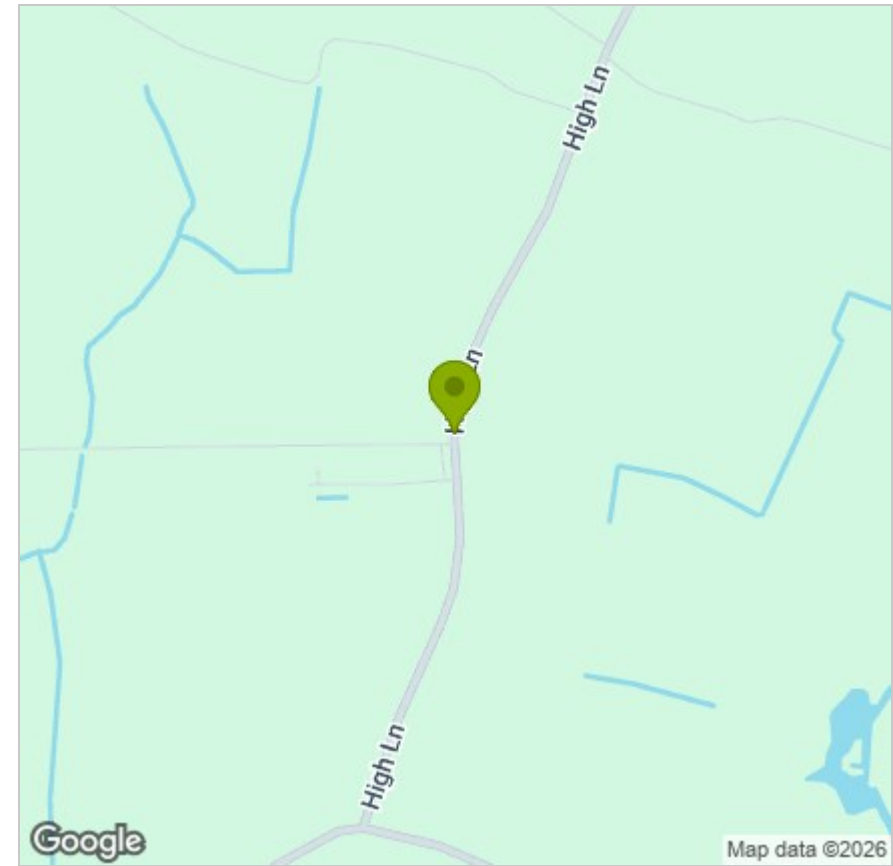
Located just 8 miles from the historic city of York and surrounded by beautiful attractions, the Victory Davenport offers the perfect balance of countryside tranquillity and convenient access to everything Yorkshire has to offer. Owners can also enjoy exclusive private fishing on our fully stocked lake.



FLOOR PLAN



LOCATION



EPC

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

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