



BIRCH HOUSE BELL BUTTS LANE DONCASTER, DN9 3JZ

£675,000
FREEHOLD

Birch House is a truly exceptional five bedroom luxury residence, forming part of an exclusive boutique development by Swan Homes comprising of just 2 individually designed properties. Set within one of the areas most desirable villages, this outstanding home offers a rare combination of refined contemporary living, exceptional craftsmanship and an enviable lifestyle close to excellent schools and beautiful open countryside. Designed with elegance and modern family life in mind, Birch House is filled with natural light and finished to an impressive standard throughout. At its heart is a spectacular open-plan kitchen and living space featuring a bespoke contemporary fitted kitchen, integrated appliances and central island. Expansive bi-fold doors open onto the landscaped rear garden, creating a seamless connection between the stylish interiors and outdoor entertaining space.

 FINE & COUNTRY

BIRCH HOUSE BELL BUTTS

- Exceptional 5 bed luxury residence
- Part of an exclusive Swann homes development of just 2 bespoke properties
- Located in one of the areas most desirable villages
- Close to Excellent schools and beautiful open countryside
- Bright elegant interiors with high-quality contemporary finishes.
- Open-plan kitchen and living space with bespoke fitted kitchen and island
- Integrated appliances and large bi-fold doors opening onto the rear garden
- Separate lounge, home office, utility room, guest WC and ground-floor underfloor heating
- 5 well proportioned bedrooms, including 2 en-suites and a contemporary family bathroom.
- Landscaped garden, natural stone patio, garage, solar panels, EV Charging, 10 year Warranty



The ground floor also provides a separate lounge, ideal for relaxing away from the main living area, together with a dedicated home office, utility room and downstairs WC.

Underfloor heating adds an extra layer of comfort and luxury throughout the ground floor. Upstairs, five beautifully proportioned bedrooms provide exceptional flexibility for family living and guests. Two bedrooms benefit from private en-suite facilities, while the rest of the bedrooms are served by a sophisticated contemporary family bathroom with free standing bath. Outside the property continues to impress. A block paved driveway provides ample parking and leads to the attached garage.

The landscaped rear garden features a natural stone patio, perfect for outdoor dining and entertaining, together with attractive fencing and carefully considered planting.

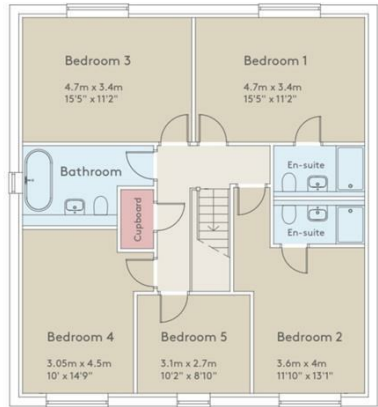
Modern sustainability has also been thoughtfully incorporated with solar panels and an EV charging point included. Buyers will also benefit from the reassurance of a 10 year new home warranty and a 2 year after-care service.

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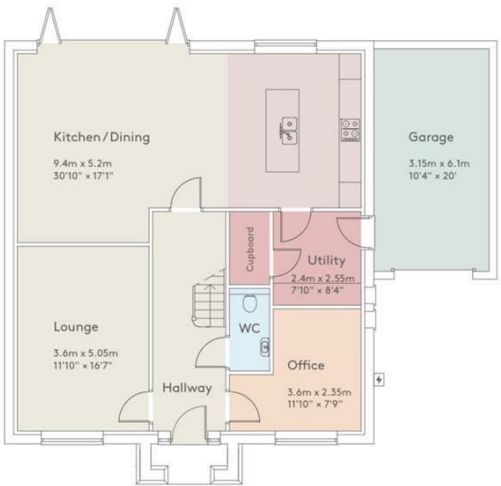
THE Orchard Auckley

First floor



Birch House

Ground floor



Drawings and plans are not to scale and any dimensions, areas or distances given are approximate and for identification only.
 Swan Homes reserve the right to amend property specifications and development details without prior notice.
 Correct at time of issue: April 2026.



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		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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