



**Foxglove House Carr Lane**  
**Sutton On The Forest York, YO61 1EB**  
**Guide price £725,000**





EXCLUSIVE DEVELOPMENT WITHIN THE SOUGHT AFTER VILLAGE OF SUTTON ON THE FOREST  
STYLISHLY APPOINTED BY A QUALITY INDEPENDANT AWARD WINNING BUILDER  
SMALL EXCLUSIVE DEVELOPMENT OF FIVE PROPERTIES  
FOXGLOVE HOUSE IS A 1636 SQFT DETACHED WITH FOUR BEDROOMS AND DOUBLE GARAGE  
COMPLEMENTED BY ATTRACTIVE GARDENS  
WITH A 10 YEAR HOME PROOF STRUCTURAL WARRENTY  
THIS SMALL DEVELOPMENT IS SOMETHING OF A RARE FIND.  
AIMING TO BE COMPLETED SEPTEMBER 2024



The Yorkshires.  
Residential Real Estate  
Awards 2023

**BEST SMALL DEVELOPMENT**  
**WATERSIDE**

#RREA23



## KEY FEATURES

Front door leading to impressive central hallway and ground floor cloakroom (WC) Stunning open-plan kitchen/family-diner with island, attractive bay window and patio doors leading to south facing terrace and private enclosed garden with uninterrupted countryside views.

Separate Utility/Boot room with sink, kitchen units and space for washing machine and tumble dryer. Back door through to Garden

Spacious ground floor study with attractive bay window Generous lounge with feature fireplace and chimney breast ready for wood burning stove

Master-suite with Juliet balcony and en-suite bathroom. Three further bedrooms.

House bathroom with bath and separate shower. Attached double garage with up and over doors and 32Amp electric car charger point (doors

automated on request – optional extra)

Air source heat pump and underfloor heating to the ground floor. Radiators first floor.

## LOCATION

Rarely do opportunities such as this arise in Sutton On The Forest, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school and bus service with more extensive facilities available within the Georgian market town of Easingwold some 4.5 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location. Strensall is only 10 minutes away, providing access to shops and supermarkets, while Monks Cross and the Vanguard Shopping Park offer a wider range of options. York City Centre is a short drive away with its mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross.

## AGENTS NOTE

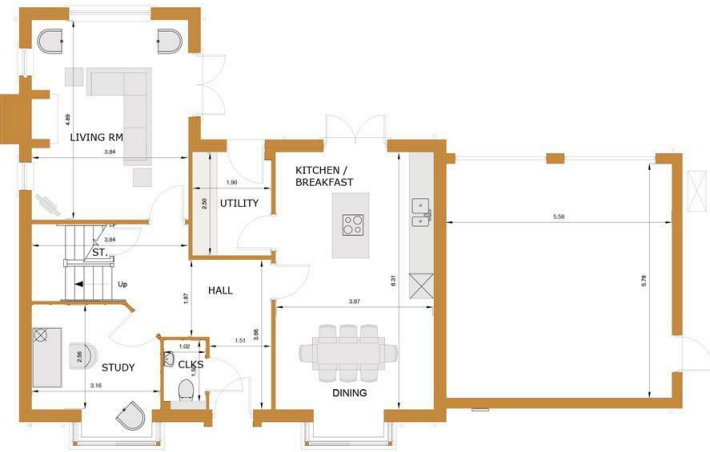
### IMPORTANT NOTE TO POTENTIAL PURCHASERS

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested

by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.







GROUND FLOOR PLAN  
0 5 M



FIRST FLOOR PLAN  
0 5 M

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-90) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
FII Directive		FII Directive		FII Directive	

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