



THE HOLLIES, STOCKTON ON THE FOREST
£850,000

Carter Jonas

THE VILLAGE, STOCKTON ON THE FOREST, YO32 9UW

This substantial detached family home offers over 2,600 sq. ft. of well-planned living space across three floors, situated in a highly sought-after village with excellent access to the A64, York Outer Ring Road, and the city centre.

The property is ideal for families seeking generous accommodation in a convenient village setting.

The ground floor features a spacious dual-aspect sitting room with a bay window to the front and French doors. A modern breakfast kitchen is fitted with high-quality integrated appliances, that flows into a garden room, views over the rear garden. A separate dining room offers flexibility as a second lounge, study, or playroom. A utility room and ground-floor WC complete the downstairs layout.

Upstairs, there are three double bedrooms, including a generous master suite with a walk-in dressing room, built-in wardrobes, and a stylish hidden ensuite with underfloor heating. A second bedroom also benefits from its own ensuite, while the family bathroom serves the remaining rooms. The top floor offers two further double bedrooms and an additional shower room.

Outside, the property enjoys well-maintained front and rear gardens, with the rear garden mainly laid to lawn and complemented by a block-paved patio ideal for outdoor entertaining. A double garage with electric doors, EV charger, and a spacious driveway provide ample parking. Additional features include a built-in speaker system in key rooms, enhancing the home's modern appeal.

Viewing is strongly recommended to appreciate the space and quality on offer.

TENURE Freehold

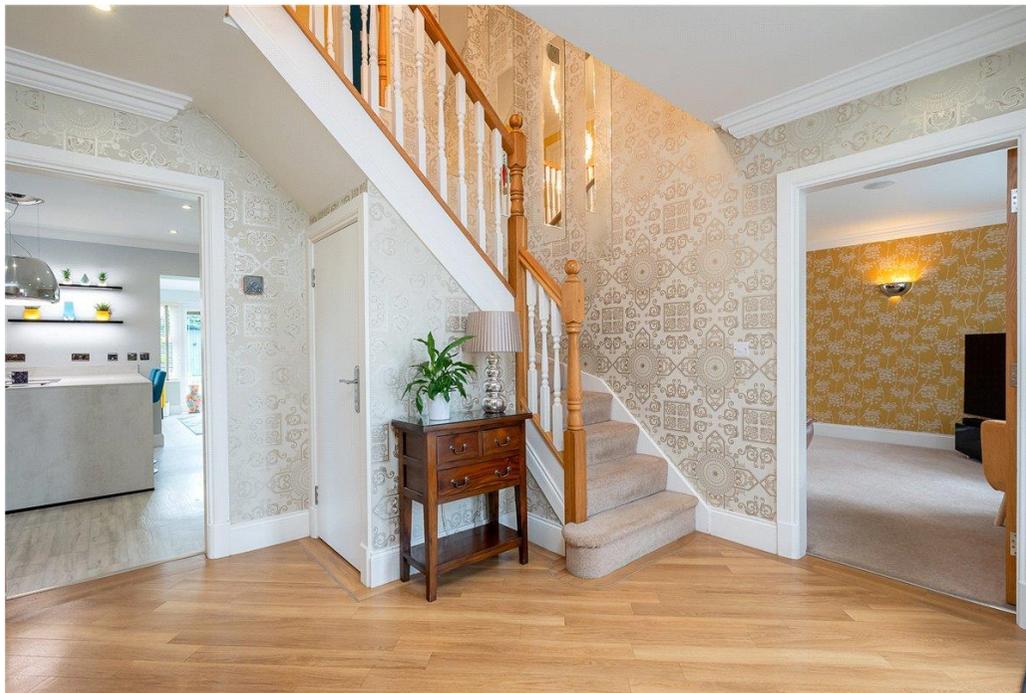
LOCAL AUTHORITY City of York Council

EPC BAND C

A SPACIOUS FIVE DOUBLE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME FEATURING A STUNNING BREAKFAST KITCHEN, LANDSCAPED GARDENS, DOUBLE GARAGE, AND EXCELLENT ACCESS TO YORK AND THE A64—SET IN A HIGHLY







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Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft

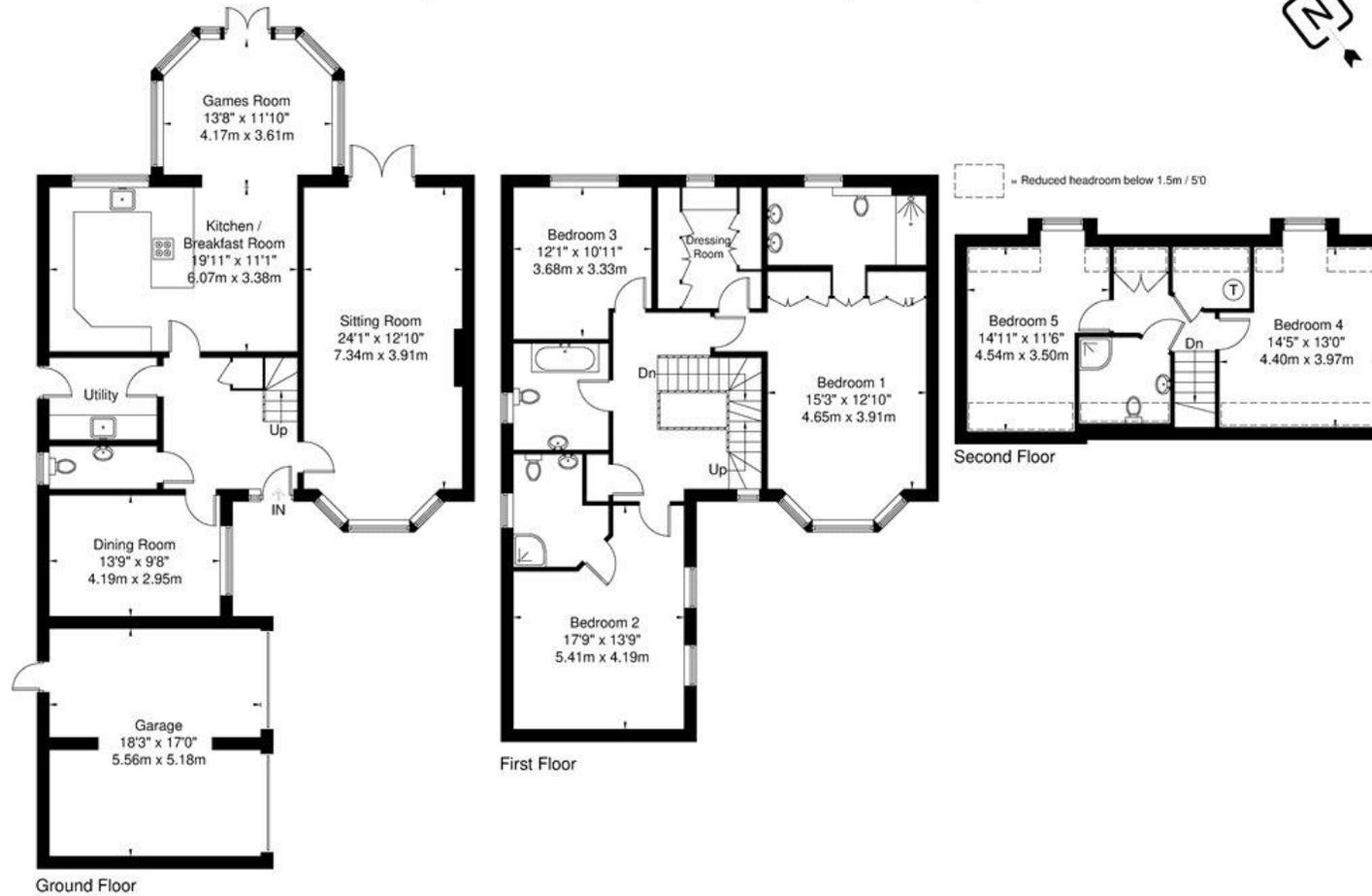


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 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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