



CHARMING FAMILY HOUSE ON THE VILLAGE GREEN

KENILWORTH HOUSE,
THE GREEN, STILLINGFLEET, YORK, YO19 6SF

Freehold

savills

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Open plan kitchen and lounge ♦ dining room ♦ living room ♦ utility room ♦ w.c. ♦ master bedroom with en suite ♦ 3 further bedrooms ♦ bathroom ♦ garden ♦ double garage ♦ EPC rating = G

Situation

Stillingfleet is an attractive conservation village 7 miles south of York city centre. The village has a church, chapel, public house, service garage, a mobile greengrocer, cricket club, a Cookery School and a village hall with regular events including a history group, exercise classes and Women's Institute. Stillingfleet Lodge Gardens boast a beautiful nursery with tea room. A popular commuter village well placed for York University, McArthurGlen Designer Outlet and the A64 linking to Leeds and the wider motorway network. The village is just over 7 miles from Selby town centre with further amenities, independent shops, supermarket and a train station with regular services to London and Leeds. The village is within the catchment area for the highly regarded Naburn Church of England Primary School (Ofsted Outstanding 2007) and also Fulford Secondary School (5 miles). Queen Margaret's School is 4 miles distant of Stillingfleet, there are further renowned private schools in York; The Mount, Bootham, St Peter's and Minster School. York is on the East Coast mainline, some services making the journey to London Kings Cross in under 2 hours. There is a bus service to the city centre as well as a national cycle network to York and Selby.

Description

Kenilworth House is a charming well presented detached family home situated opposite the green in an elevated position with wonderful views. The open plan kitchen and lounge is truly the heart of this home, boasting exposed beams and a log burner. There is a dining room leading into the hallway with double doors into the living room which has an open fireplace and French doors leading out to the garden.

To the first floor there is a master bedroom with en suite shower room and 3 further bedrooms and a family bathroom.

To the front of the house is a gravelled drive with double garage, a paved walk way leads to the house and a raised pond. The landscaped south east facing rear garden is mostly laid to lawn with a gravelled area and nice sunken patio, perfect for al fresco dining.

Viewing:

Strictly by appointment with Savills



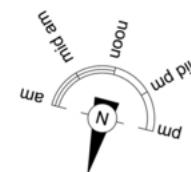


KENILWORTH HOUSE

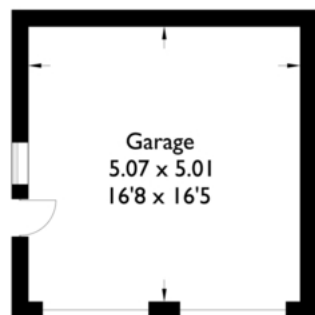
Approximate Gross Internal Area : 172.80 sq m / 1860.00 sq ft

Garage : 25.40 sq m / 273.40 sq ft

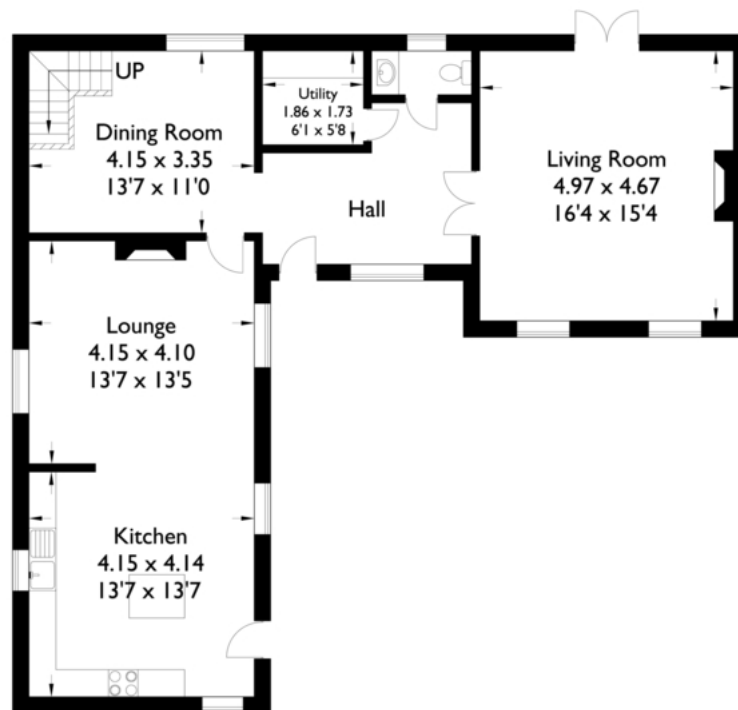
Total : 198.20 sq m / 2133.40 sq ft



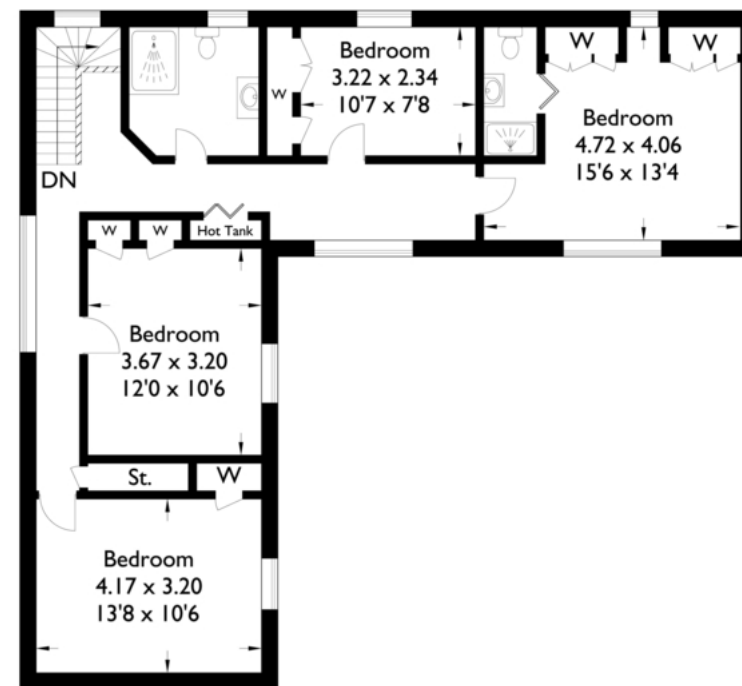
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the
floor plan, all measurements are approximate and
no responsibility is taken for any error.



Garage



Main Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) 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, Scotland & Wales		
EU Directive 2002/91/EC		