



INVITING HOME WITH WONDERFUL VIEWS OVER THE VILLAGE GREEN

HERONS FLIGHT,
THE GREEN, STILLNGFLEET, YORK, YO19 6SG

Freehold

savills

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Drawing room ♦ dining room ♦ kitchen ♦ breakfast room ♦ utility room ♦ office ♦ 4 bedrooms, 1 en suite ♦ bathroom ♦ cellars ♦ double garage and garden ♦ EPC rating = D

Situation

Stillingfleet is an attractive conservation village 7 miles south of York. The village has a church, chapel, service garage, cricket club, and a village hall with regular events including a history group, exercise classes and Women's Institute. A popular commuter village, well placed for York University, and the A64 linking to Leeds and the wider motorway network.

The village is within the catchment area for Naburn Church of England Primary School (Ofsted rating Outstanding 2007) and Fulford Secondary School (Ofsted rating Outstanding 2011). Queen Margaret's School is 4 miles from Stillingfleet and there are further private schools in York.

York station 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

Heron's Flight was built in 1990 and occupies an elevated position overlooking The Green. The property has steps up to the front door with a decked balcony overlooking the village. The house has a drawing room with a log burner. The dining room and study have views to the front. There is a good sized kitchen with breakfast area and a utility room. The house also benefits from a cellar, accessed from the outside. To the first floor there is a master bedroom with an en suite shower and 3 further bedrooms with a house bathroom and a separate shower room, all of the bathrooms were upgraded 18 months ago.

To the rear of the house is a paved terrace with mature shrubs and apple trees. There is a path leading to the double garage with a studio above. The house is approached via a tarmaced driveway, leading to a parking area and to the double garage beyond. The attractive landscaped front garden overlooks the village green.

Viewing:

Strictly by appointment with Savills





HERONS FLIGHT

Approximate Gross Internal Area : 191.35 sq m / 2059.67 sq ft

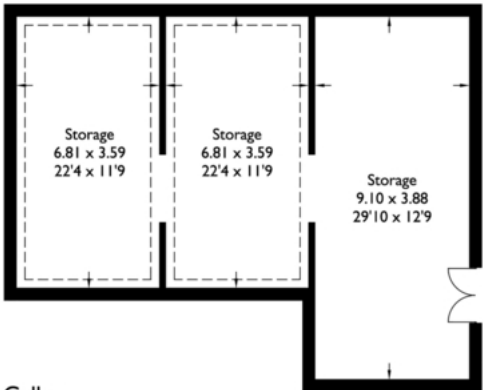
Cellar : 86.24 sq m / 928.27 sq ft

Garage : 42.38 sq m / 456.17 sq ft

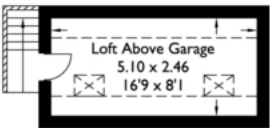
Total : 319.97 sq m / 3444.12 sq ft



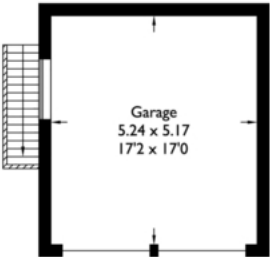
----- Reduced Head Height



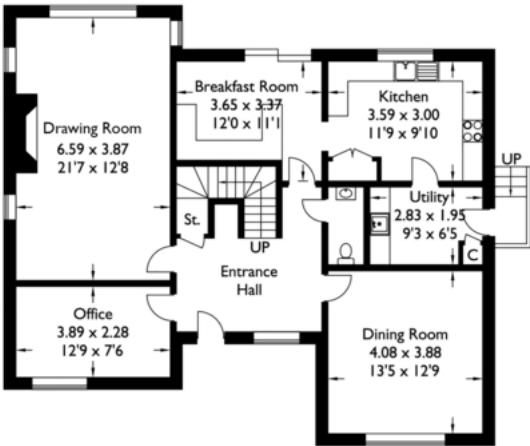
Cellar



Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		