



# WONDERFUL FAMILY HOME IN PRIME LOCATION

2 CHESSINGHAM GARDENS, YORK, YO24 1XE

Freehold





Living room • dining room • garden room • family room  
• kitchen with breakfast room • utility room • 5  
bedrooms, 1 en suite • garden with garage and car port

#### Local information

Chessingham Gardens is an exclusive development of individual character properties set in a quiet location adjacent to Tadcaster Road. Offering an advantageous position being mile to the Knavesmire, home to York Racecourse, it is well located for the A64 and the city walls. There are regular bus services to the city centre and railway station which has services to many major cities including some journeys to London King's Cross in under two hours.

Nearby schools include Dringhouses Primary (Ofsted Good 2016), All Saints Lower School (Ofsted Outstanding 2016), All Saints Upper School (Ofsted Outstanding 2016) and Millthorpe School (Ofsted Good 2018). In addition there are several private schools in York including St Peters, Bootham and Minster.

Please note all distances are approximate.

#### About this property

Chessingham Gardens is a thoughtfully designed, detached house, well-laid out and offering flexibility to buyers seeking enough space for family living and home working.

The property extends to over 2800 sqft, of particular note is the living room which opens on to the garden room with doors leading onto the garden. The wonderful kitchen with breakfast area is ideal for entertaining and there is a useful family room.

In addition to the generous provision of four first floor bedrooms and bathrooms, the master bedroom is a particularly fantastic space with an en suite bathroom.

To the rear of the house is a south west facing garden with a lawn, well planned borders and paved area providing an ideal outdoor entertaining space. Of special note the property sits in one of the largest plots in Chessingham Gardens and offers ample parking on the driveway, garage and car port.

There is planning in place to extend the property further to create two further bedrooms above the car port along with extending the orangery to the rear.

#### Tenure

Freehold

EPC rating = C

#### Viewing

Strictly by appointment with Savills



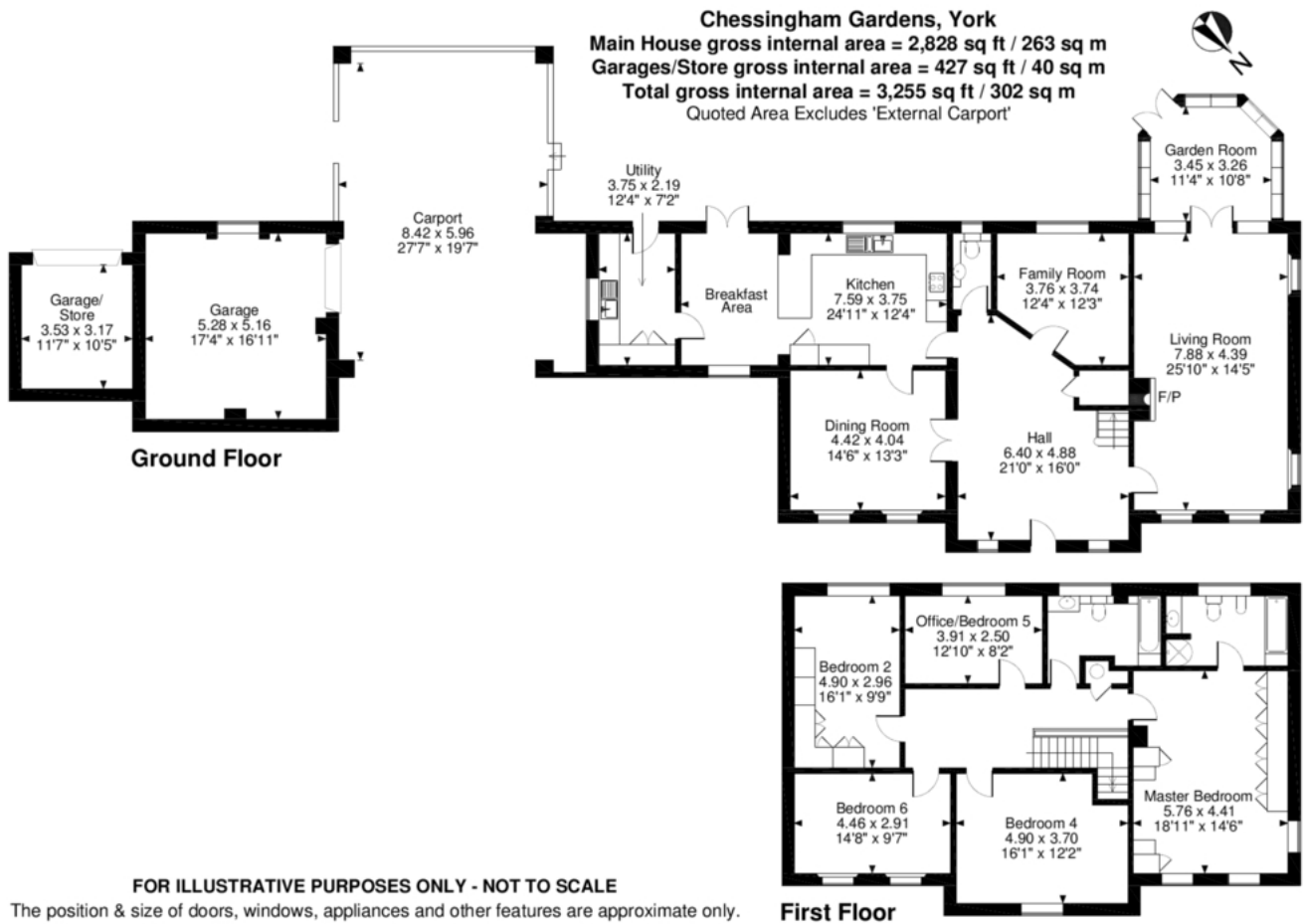




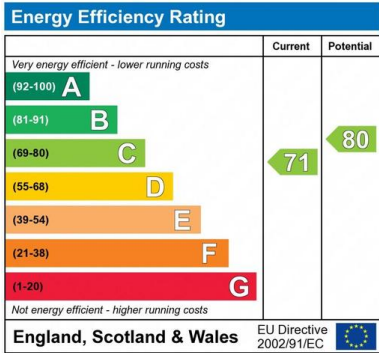


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