



# CHARMING CONTEMPORARY HOUSE

THE WARREN, CHURCH FIELD LANE, GREAT OUSEBURN, YORK YO26 9SG

Freehold









Living room • open plan kitchen, dining and family area  
• utility room • master bedroom suite • 4 further bedrooms • 2 bathrooms • double garage with room and shower above • garden

#### Local information

Great Ouseburn is a highly desirable village, ideal for commuters, centrally located between Harrogate (12 miles) and York (10 miles), with Cattan rail station (4.5 miles) providing links to Harrogate, Leeds and York, with some onward journeys reaching London Kings Cross in under two hours.

There is good access to the A59 which in turn leads to the A1(M), 6.5 miles away. Leeds Bradford Airport is 25 miles distant, serving a number of national and European destinations.

A brand new public house is currently under construction in the village, which also offers post office/general store, village hall, church and primary school (Ofsted Good 2018).

The independent school of Queen Ethelburga's College is close by (2 miles) and Cundall Manor 10 miles, with further private options in Ripon, Harrogate and York.

To the north is the market town of Boroughbridge (5 miles) offering a range of facilities and amenities, including supermarket, secondary school (Ofsted Good 2017), GP surgery, vets, boutique shops, public houses and restaurants.

#### About this property

The Warren was designed and built to a high specification by the current owners in 2010,

situated within the heart of this attractive conservation village.

This gated property sits centrally within its plot, with walled cobbled parking area, and a side border garden runs through to the rear of the property, with fruit trees, perennial and herbaceous planting.

On entering the house there is a sizeable and welcoming hallway with double doors leading through to a wonderful open family living space, including a kitchen with handmade painted units, granite surfaces and oak topped island, natural stone flooring, a choice of seating areas, dining space and French doors leading to a private terrace.

The living room is accessed through double doors from the dining area or the hallway, creating a circular flow to the ground floor space, and comprises engineered oak flooring and log burning stove, again with French doors opening to the terrace. A separate utility room at the front of property also comprises handmade units with space for washing machine and dryer and a separate WC can be found beside the staircase.

To the first floor is the master bedroom featuring a high ceiling, and comprising an en-suite shower room and walk in wardrobe. There are three further double bedrooms, two comprising built in wardrobes,



and a spacious well-planned family bathroom with one touch auto bath fill.

On the second floor there is a generous fifth bedroom comprising eaves storage areas and boasting a stunning view of the church. Across the landing is an impressive bathroom comprising rainfall shower, twin natural stone sink unit and free standing bath, again with aforementioned auto fill feature.

The house has solid floors throughout to accommodate the oil powered zoned underfloor heating across all three floors. As an automated home it also benefits from smart lighting, electric garage doors, gate video phone with remote answer and monitoring capability, zoned whole home audio, and much more.

To the rear of the property, the south east facing stone terrace is a sun trap, perfect for outdoor entertaining and dining, and leads to the lawn beyond.

To the front of the property is a double garage with room above comprising shower room and engineered oak flooring with electric underfloor heating, currently used as a home office. There is also an open shed space with slate roof adjacent to the log store.

#### **Tenure**

Freehold

#### **Viewing**

Strictly by appointment with Savills

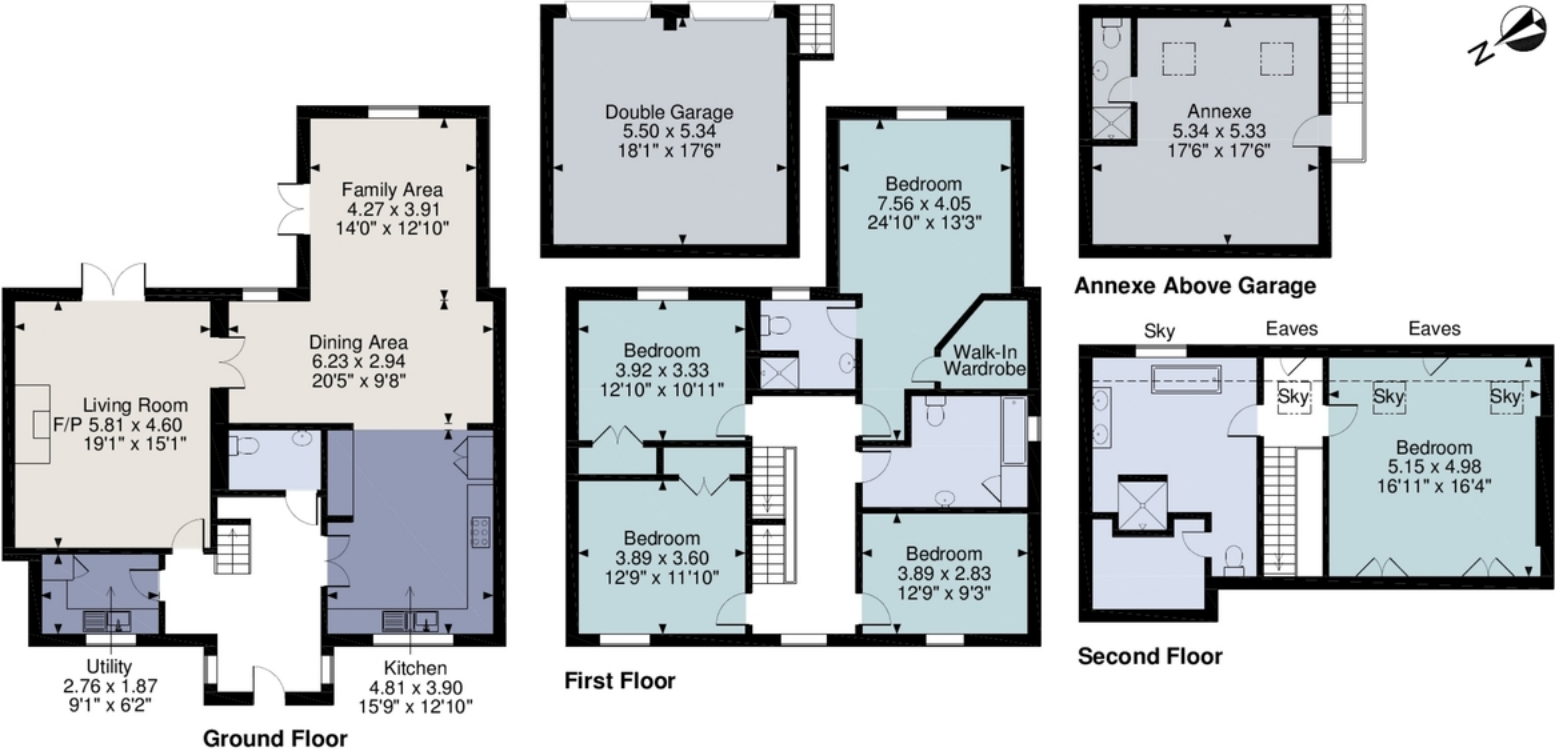








Main House gross internal area = 2,736 sq ft / 254 sq m  
Main House (including Restricted Head Height) = 2,800 sq ft / 260 sq m  
Garage gross internal area = 316 sq ft / 29 sq m  
Annexe gross internal area = 306 sq ft / 28 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	62	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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