



Extensive home with wonderful rooms

**2 FIELD VIEW, CATTON, THIRSK, NORTH YORKSHIRE YO7 4SQ**

Freehold



2 reception rooms • dining kitchen with pantry • master bedroom with en suite • 3 further bedrooms • bathroom • utility room • garage • garden

**Local information**

Catton is a small village situated between Thirsk (6 miles) and Ripon (8 miles) on the River Swale.

It is conveniently located for the A168 (3 miles) at Topcliffe that links to the A1(M) and A19. Topcliffe has a shop, two pubs and a primary school (Ofsted Good 2017).

The award winning Crab and Lobster Hotel/Restaurant is in Asenby. Thirsk, Ripon and Boroughbridge offer extensive services including supermarkets, schools, weekly markets and amenities.

Thirsk has direct train services to London, making the journey in as little as 2 hours 15 minutes. The nearest private schools are Queen Marys and Cundall Manor.

The spa town of Harrogate (20.5 miles) offers excellent shops, restaurants and recreational facilities.

**About this property**

Number Two is a beautiful home extending to over 2400 sq ft, set on the edge of the village of Catton.

Field View is an exclusive development of five new build houses situated behind an attractive private green.

The property has been built and designed to a high specification by a local building company.

There is a stunning open plan kitchen with Bosch appliances and beautiful quartz worktops opening onto the living area which has bi-folding doors onto a terrace with the garden beyond. There are two further reception rooms, the dining room and a sitting room with a vaulted ceiling and French doors to the garden.

The hand crafted oak and glass staircase leads to a generous first floor landing. The master bedroom is well proportioned with a wall of built in wardrobes and an en suite bathroom, in addition there are three further bedrooms and a house bathroom. The bathrooms have been fitted with Villeroy and Boch fixtures.

The house is approached over a private driveway to a garage with electric doors. To the rear of the house is a garden laid to lawn.

The house benefits from air source heating to the property and a high rated EPC.

**Tenure**

Freehold

**Local Authority**

Hambleton District Council

EPC rating = B

**Viewing**

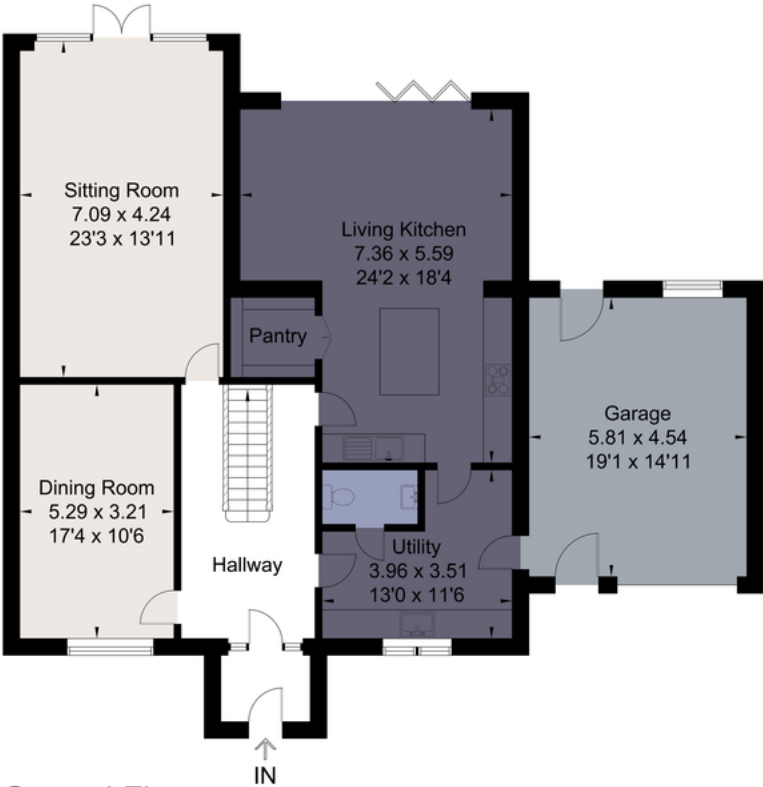
Strictly by appointment with Savills







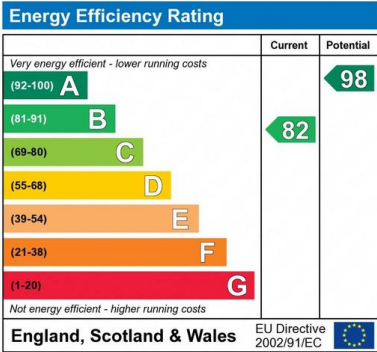
Gross internal area (approx) 223.43 sq m / 2404.98 sq ft  
Garage 26.37 sq m / 283.84 sq ft  
Total 249.80 sq m / 2688.82 sq ft



Ground Floor



First Floor



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.

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