



Dawnay Garth, Shipton By Beningbrough, York

£735,000

Stephensons
estate agents & chartered surveyors

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Dawnay Garth, York YO30 1BH

Est. 1871

£735,000

A stylish, spacious and striking 4 bedroom detached property enviably positioned on the rural fringes of a village just 3 miles north of the historic city of York. Constructed in 2022 by the highly regarded Mulgrave Properties, this impressive residence forms part of The Grove, an exclusive collection of just five contemporary homes overlooking a privately owned meadow and woodland. Originally known as The Willow, this property has been designed to offer sleek, modern architecture combined with flexible living spaces perfectly suited to modern lifestyles.

A spacious reception hall with modern oak and glass staircase rises up to a galleried landing and oak doors lead off into an L-shaped dining kitchen and living room designed for relaxed living and effortless entertaining. Bi-folding doors open seamlessly onto a paved seating terrace and a superbly appointed kitchen enjoying meadow views, features Silestone worktops and a dining bar, generous storage and a comprehensive range of integrated appliances (5 ring gas hob, eye-level microwave, oven and grill, fridge freezer, dishwasher and wine chiller) complemented by a well designed utility room with direct access out onto the drive.

The ground floor also provides a cloakroom/wc, principal bedroom with en-suite bathroom and 2 further bedrooms, 1 with double doors opening out into the rear garden.

The galleried landing leads off into a larger than average 2nd bedroom with a dramatic 14' (4.27m) high vaulted ceiling and access into generous under eaves storage space, stylish family bathroom with both a bath and a separate walk-in shower. The first floor landing also leads into a spectacular sitting room where a soaring vaulted ceiling, far reaching rural



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600Mbps*
EPC Rating: B - 84
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



views and double doors opening out onto a 17' (5.18m) wide balcony, combine to create a wonderfully uplifting living space.

Thoughtfully designed with modern living in mind, the flexible layout allows rooms to be adapted to suit a variety of family or lifestyle needs. Additional features include a gas fired central heating system, double glazing, oak internal doors and the reassurance of the remaining balance of a 10 year NHBC warranty.

The front garden is mainly laid to lawn and a 55' (16.76m) long block paved driveway provides parking and access to an EV charging point and a detached single garage with a remote control door.

The good sized rear garden is enclosed, mainly laid to lawn and features a paved seating area and direct access onto a lawned side garden with a second paved seating area off the dining kitchen and living room, creating a wonderful flow between indoor and outdoor living.

AGENTS NOTE

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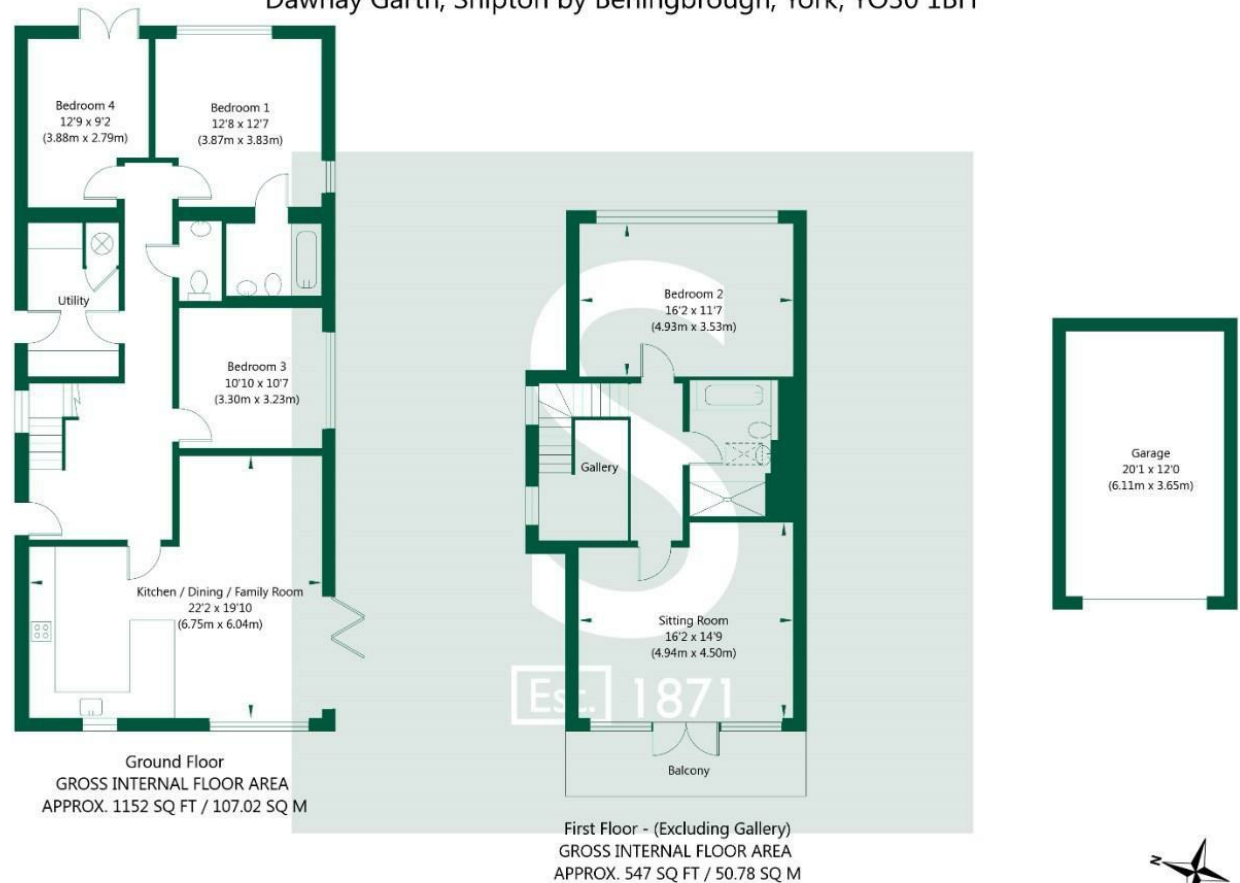
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 1699 SQ FT / 157.8 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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