

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Impressive Detached Home
- Five Generous Bedrooms
- Immaculately Presented
- Utility & Boot Room
- Sought After Village Location
- Substantial Sun Room
- Primary Suite With Dressing Room And Bathroom
- Envable Plot Position
- Landscaped Garden & Double Garage
- EPC C

Freehold  
Council Tax Band - G

# The Elms Stockton On The Forest YO32 9WF



# The Elms

Stockton On The Forest, York  
YO32 9WF

Offers Over £965,000

 5  3

An impressive and beautifully proportioned family home, discreetly positioned within the highly sought-after Village of Stockton on the Forest. This substantial five bedroom residence offers a superb balance of style, space, and functionality, perfectly suited to modern family life.

A spacious entrance hall sets the tone for the rest of the home, leading through to an exceptional open-plan kitchen, dining area, and recently extended stunning sunroom at the rear. This central living space enjoys uninterrupted views over the garden and surrounding landscape. The contemporary kitchen is thoughtfully designed with sleek shaker style wall and base units, an extended island, and a distinctive solid wood circular breakfast bar, ideal for both everyday living and entertaining.

To the front of the property, two further reception spaces offer exceptional flexibility. The first is a formal dining room, ideal for family meals and hosting guests. The second is a truly special living room, substantial in size and full of character, it features a striking recessed brick fireplace with an impressive, ornate log burner, creating a warm and inviting atmosphere. Large front-facing windows flood the space with natural light, making it a perfect spot to relax and unwind.

A separate utility and boot room adds further practicality, along with a well-appointed ground floor WC.

The first floor offers three spacious bedrooms, including an impressive master suite featuring a walk-in dressing room and a luxurious en-suite bathroom with a large shower and double vanity unit. Stylish contemporary tiling and a high-quality finish complete this standout space. The remaining bedrooms on this level are equally well presented, one with a built-in wardrobe and generous proportions. The chic house bathroom completes this floor.

