Bancroft House 34 Bancroft Road Cottingham LE16 8XA

£600,000





OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Stylish Country Retreat with Stunning Views. Set on an enviable Upstairs, the generous master suite boasts dual-aspect views and a while the south-facing garden enjoys uninterrupted valley views, perfect ideal for modern living. for relaxing or entertaining.

Inside, the home flows with light and character: a spacious living room chain, this is a rare chance to secure a true lifestyle home. with a multi-fuel burner, a bright conservatory, and a second reception room offer plenty of family space. The sleek kitchen-diner with utility room is made for gatherings, while French doors connect seamlessly to the garden.

wraparound plot in the sought-after village of Cottingham, this beautifully stylish en suite. Three further double bedrooms share a spa-inspired extended four-bedroom home blends countryside charm with modern family bathroom with jacuzzi bath. Outside, the private garden features living. A gated entrance opens to sweeping parking and a double garage, lawns, patios, and a purpose-built home office with high-speed internet—

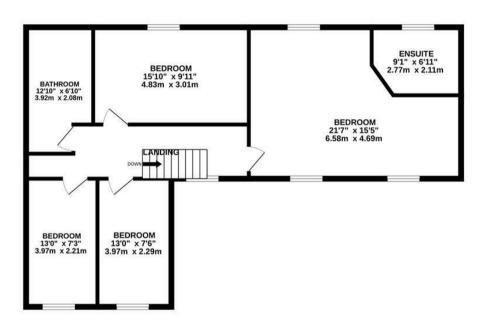
With over 2,000 sq ft of flexible space, countryside vistas, and no onward

Floor Plan

GROUND FLOOR 1042 sq.ft. (96.8 sq.m.) approx.

CONSERVATORY 15'6" x 10'5" 4.72m x 3.17m DINING ROOM 13'4" x 9'6" 4.08m x 2.91m UTILITY ROOM LOUNGE 21'7" x 15'5" 6.58m x 4.69m 9'6" x 9'3" 2.91m x 2.83m KITCHEN/BREAKFAST ROOM 21'3" x 14'9" 6.48m x 4.50m

1ST FLOOR 873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Spacious Living Room, Dining Room and Conservatory



Fantastic Kitchen/ Breakfast Room and a Utility Room



Four Generous Bedrooms



Family Bathroom and En-Suite



Garden With Incredible Countryside Views



Double Garage and Ample Off Road Parking









SELLER'S SECRET

"Our favourite spot is the patio at sunset — glass of wine in hand, watching the sun dip over the fields. The garden feels like your own private escape, and in summer we often eat outside surrounded by nothing but birdsong. It's peaceful, yet we're only minutes from the village — the best of both worlds."





To buy or not to buy....

OSCAR JAMES

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This home strikes the perfect balance between countryside calm and modern convenience. The gated entrance and wrap-around garden give it a private, retreat-like feel, while the bright, open interiors are made for family life and entertaining. We especially love the master suite with its sweeping views, and the versatile home office that makes working from home a breeze. Add in the sunsets over the fields — and it's easy to see why this place feels so special.