



HUDSON
MOODY
4DD

Cherry Tree House, Hayton Farm Close, Newton On Derwent, York YO41



An architecturally designed NEW BUILD family size house with high specification finish, enjoying pleasant gardens and overlooking paddocks; tucked away off the main street in this popular village.

Cherry Tree House is an individual new build house constructed on the site of a former farm; occupying a lovely private position tucked away off the main street; approached via a long gravelled driveway within an attractive and popular commuter village offering high specification finish and stunning 'open plan' living space with lawned gardens and garaging.

Property comprises: Entrance hall, family room, kitchen diner/family room, utility, sitting room, cloakroom. 1st Floor: Main bedroom + en-suite bathroom, 3 further double bedrooms, house bathroom. 2nd Floor: Additional bedroom, bathroom and study/dressing room.

The focal point of the property is a stunning high quality fitted kitchen including quartz tops and island with part vaulted ceiling. Included is a full range of integrated mostly Bosch appliances: combination microwave and separate oven, induction hob with extractor over, dishwasher and fridge freezer. The kitchen has been designed to enable space for both dining and sociable family living with attractive outlook onto the rear garden, accessed via aluminium bi-fold doors.

To the 1st floor: the main bedroom suite enjoys a lovely vaulted ceiling with French doors and Juliet balcony from which to enjoy the countryside views. Both contemporary house bathroom and en-suite include both a free standing bath and separate shower with under floor heating. 3 further double bedrooms. 2nd Floor: Versatile fifth bedroom plus bathroom with either office or dressing room area.

The house enjoys pleasant rural views from the rear elevation windows with southerly facing lawned garden enclosed by hedged boundaries incorporating Indian stone paved patio. There is an abundance of parking available on the generous gravel driveway and detached double garage with electric roller doors. A front lawn and pathway are also enclosed by Beech hedging.

In summary, a stunning individual new build home which enjoys some lovely countryside views in a highly desirable village.



- Stunning New Build Approx 2400ft2
- High Specification Finish
- Superb Open Plan Kitchen Diner Family Room
- Main Bedroom Suite + Vaulted Ceiling
- Countryside Views
- Double Garage
- Call Hudson Moody to View
- EPC: B

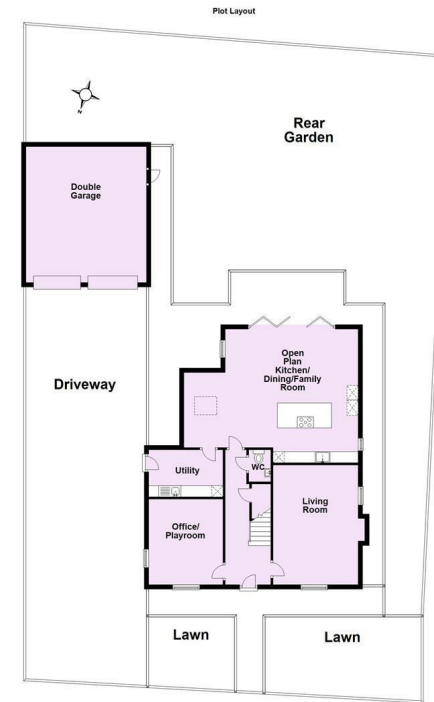
Price £745,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using Planificr.



For Illustrative Purposes Only - not to scale
Diagram produced using Planificr.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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