



82 THE VILLAGE, STOCKTON ON THE FOREST
£975,000

Carter Jonas

82 THE VILLAGE, STOCKTON ON THE FOREST, YO32 9UW

Set in a desirable non-estate position along the main street of Stockton on the Forest, this superb period detached property has been cleverly extended and transformed into a striking family home of exceptional scale and light. Behind the traditional façade lies a contemporary interior centred around an extraordinary open-plan living/kitchen space - the home's true showpiece - designed with double-height glazing rising to a dramatic glass roof. This spectacular room floods the ground floor with sunlight and opens directly onto the garden, creating a seamless indoor-outdoor feel.

The living room is thoughtfully laid out with a comfortable main seating area centred around the fireplace, opening through to a further reception or dining area, offering flexibility while retaining an open and sociable layout. Additional ground-floor accommodation comprises an oak panelled library, separate utility room, cloakroom with shower, and a good-sized side garage/workshop with an EV charger, well suited for storage or hobbies.

The first floor offers the principal bedroom, enjoying its own en-suite with a double Jacuzzi bath and separate steam shower, while two further bedrooms are served by the family bathroom. A striking feature of the upper level is the magnificent first-floor family room, accessed from a galleried landing that overlooks the kitchen below and enjoys elevated views of the garden through the glazed rear panelling. From here, a southeast facing roof terrace provides a lovely additional vantage point taking in views across the garden, enhancing what is a unique and dramatic space rarely found in village homes. This room would work equally well as a feature bedroom, if desired.

The second floor offers two further bedrooms, one of which is currently being used as an office, with skylights to the front and rear.

The professionally landscaped walled rear garden completes the picture, arranged with a smart paved entertaining terrace, perfect for barbecues and outdoor dining, with steps rising to a shaped lawn bordered by mature planting. A charming pond and water feature sit to the rear, taking advantage of the outlook towards the village church. A delightful summer house serviced by electric and water, provides further versatility - ideal as a party space, home studio, gym or office. Altogether, this is a wonderfully balanced home that blends period charm with bold modern architecture in one of York's most sought-after villages.

TENURE Freehold

EPC BAND D

LOCAL AUTHORITY City of York

COUNCIL TAX F

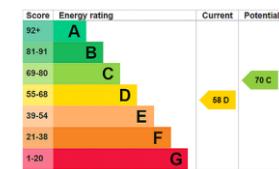
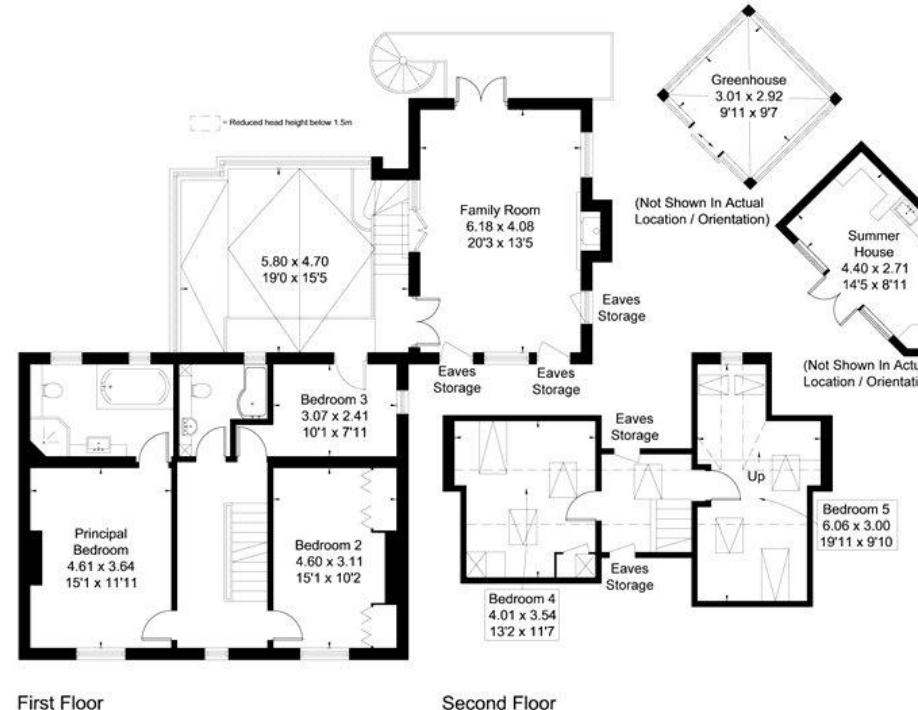
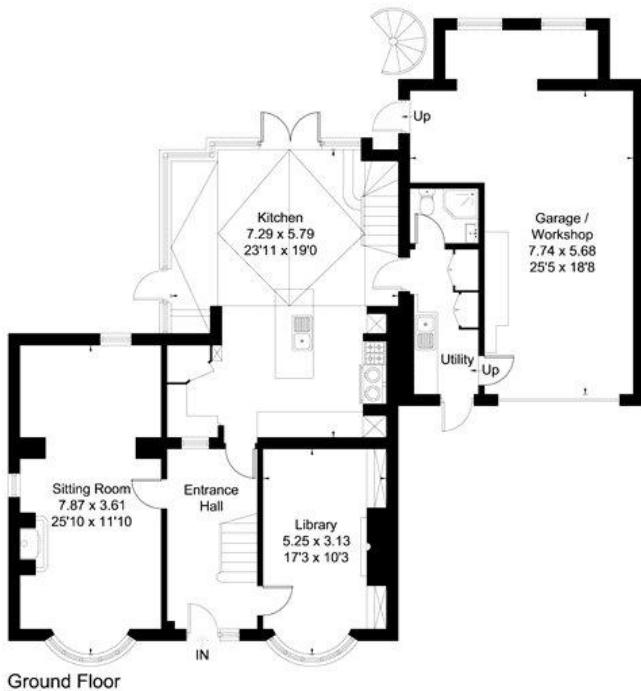
A SUPERBLY EXTENDED PERIOD HOME IN A PRIME NON-ESTATE SETTING, CENTRED AROUND A SPECTACULAR KITCHEN-LIVING SPACE WITH DOUBLE-HEIGHT GLAZING AND A FULL GLASS ROOF. MORE THAN 3,000 SQ FT OF BEAUTIFULLY BALANCED FAMILY LIVING.







Stockton On The Forest York, YO32 9UW
 Approximate Area = 3345 sq ft / 310.8 sq m
 Outbuilding = 204 sq ft / 19 sq m
 Total = 3549 sq ft / 329.8 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#100561](http://fourwalls-group.com)

York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.