



**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

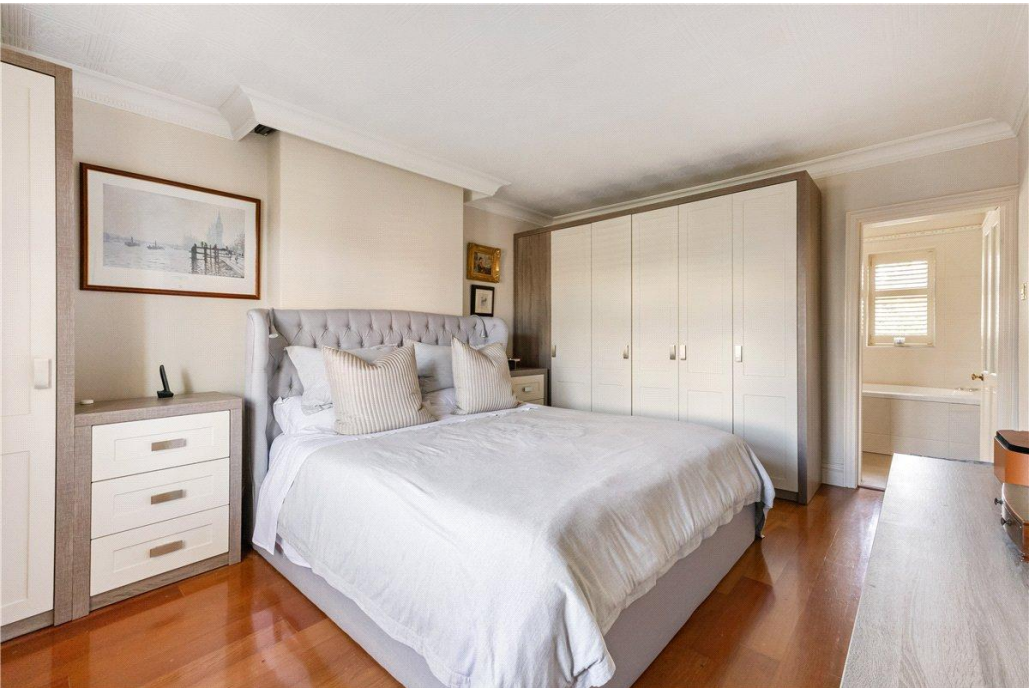
**EPC BAND** D

**LOCAL AUTHORITY** City of York

**COUNCIL TAX** F

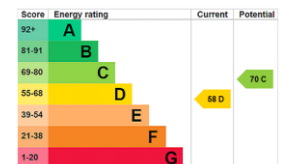
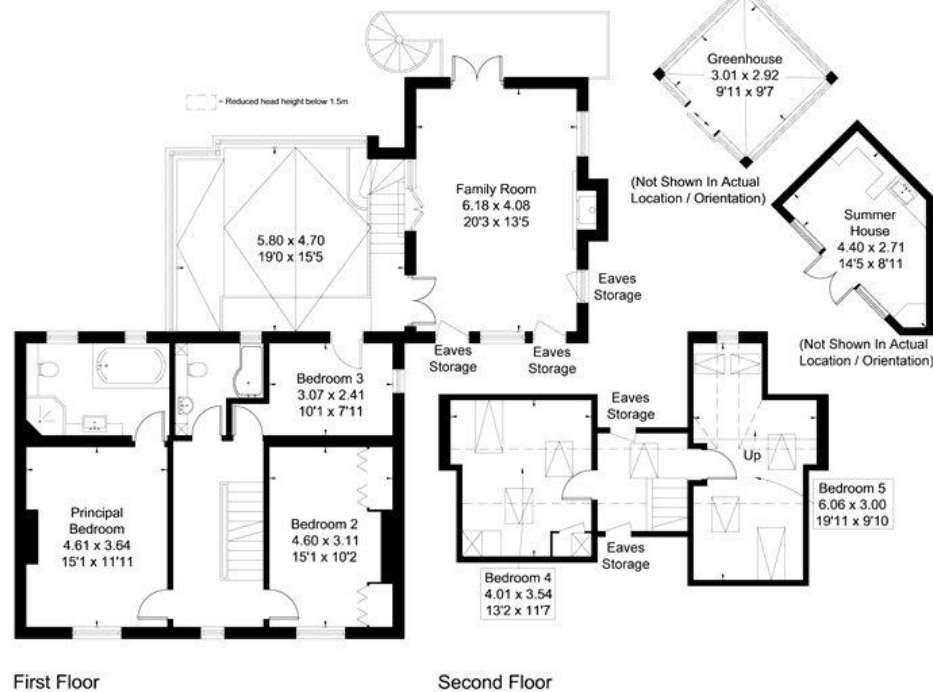
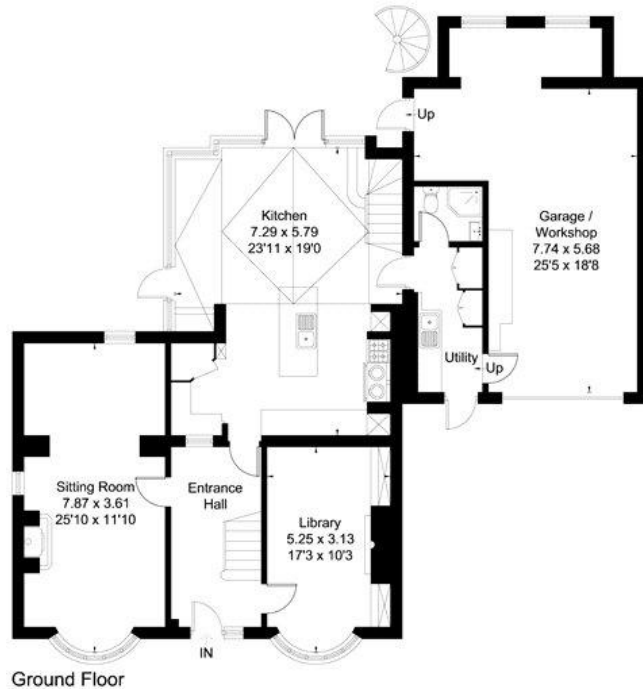
**A SUPERBLY EXTENDED PERIOD HOME IN A PRIME NON-ESTATE SETTING, CENTRED AROUND A SPECTACULAR KITCHEN-LIVING SPACE WITH DOUBLE-HEIGHT GLAZING AND A FULL GLASS ROOF. MORE THAN 3,000 SQ FT OF BEAUTIFULLY BALANCED FAMILY LIVING.**







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. @fourwalls-group.com #100561

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