



MAIN STREET, UPPER POPPLETON
GUIDE PRICE £1,250,000

Carter Jonas

MAIN STREET, UPPER POPPLETON

Ash Grove House is an impressive and substantial detached village home offering beautifully proportioned accommodation extending to approximately 5,171 sq ft making this family home a one off in the local village.

Situated within the heart of the highly sought-after village of Upper Poppleton, this outstanding family home combines extensive living space with a versatile layout ideally suited to modern family life, home working and entertaining.

The accommodation centres around a magnificent open-plan dining kitchen, providing the perfect social hub, complemented by a generous sitting room, separate snug, dedicated cinema room, study, gym and a useful range of practical spaces including a utility room, boot room and wet room.

To the first floor, the property offers five well-proportioned bedrooms, including a substantial principal bedroom suite, served by a range of bathrooms and shower facilities. Several bedrooms enjoy impressive dimensions, creating flexible accommodation for family living and guests alike.

Externally, the property is complemented by a detached workshop/outbuilding, extensive gardens and ample parking, all within easy reach of York city centre and excellent village amenities.

Upper Poppleton is one of York's most desirable locations, renowned for its picturesque Main Street, village green and strong sense of community. The village offers a range of local amenities including shops, cafés, pubs, highly regarded schools and a railway station providing direct access to York and Leeds.

York city centre lies just a few miles away, offering an extensive range of cultural, retail and leisure facilities, whilst excellent road links provide convenient access across the region.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

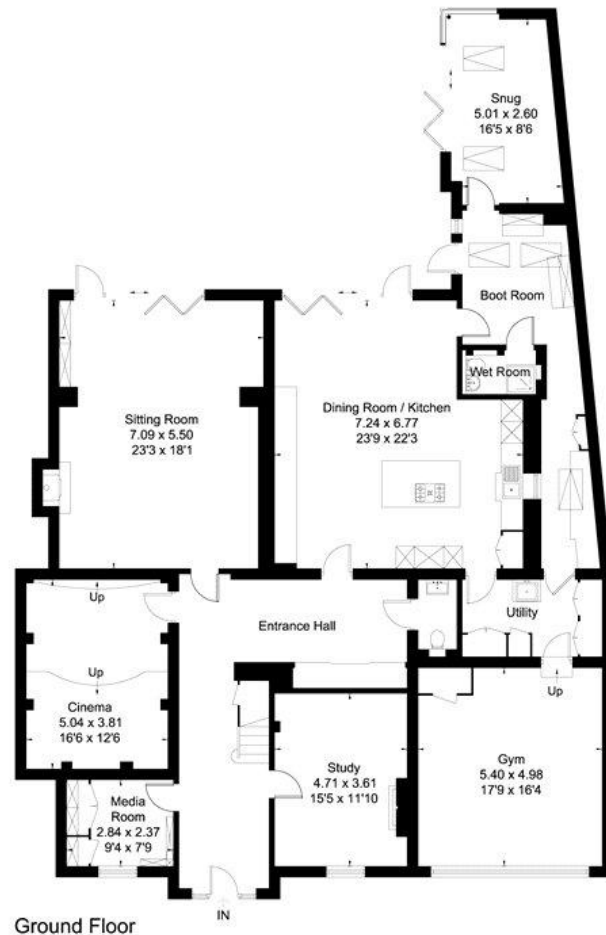
ASH GROVE HOUSE IS A RARE OPPORTUNITY TO ACQUIRE A LANDMARK VILLAGE HOME OF EXCEPTIONAL SCALE AND VERSATILITY, OFFERING OVER 5,000 SQ FT OF BEAUTIFULLY ARRANGED ACCOMMODATION







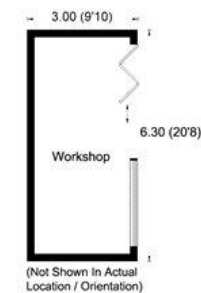
Main Street, Upper Poppleton York, YO26
 Approximate Area = 5006 sq ft / 465.1 sq m
 Outbuilding = 165 sq ft / 15.3 sq m
 Total = 5171 sq ft / 480.4 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 #99684

York 01904 558200

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

carterjonas.co.uk
 Offices throughout the UK

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