

The Grange, Westfield Court, York, YO23 3TA

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PRIME RESIDENTIAL









The Grange Westfield Court

SIGNIFICANT DETACHED HOME IN IN ONE OF YORK'S BEST SERVED VILLAGES WITH IN EXCESS OF 4,000 SQUARE FEET OF FLEXIBLE LIVING SPACE

Stunning family home providing versatile lateral living of impressive proportions, with 4/5 bedrooms and a significant free-flowing glazed extension affording beautiful countryside views.

Accommodation comprises:-

Reception Hall, Drawing Room, Kitchen/Breakfast Room, Utility, Dining Room, Sitting Room, Garden Room, Master Bedroom with En suite bathroom, 3 further En Suite Bedrooms, Bedroom 5/Cinema Room, Family Bathroom, Study/Library
Double Garage, External Store and Gardener's WC, Plentiful Parking
Landscaped gardens with terraced seating areas and open views

DESCRIPTION

The Grange enjoys a delightful position on a generous corner plot with far reaching countryside views to the rear. The largest house on this small development of exclusively detached homes, the property offers an abundance of very well-presented living space with 4 reception rooms, a large kitchen breakfast room and 4/5 bedrooms (4 ensuite) plus a home office and cinema room over 3 floors.

The property has been a much loved family home for many years and benefits from a very stylish extension to the rear, featuring a glazed lantern and bi-fold doors making the most of the stunning countryside views, and providing the ultimate in 'inside/outside living'.

Unassuming on first approach, The grange provides in excess of 4,000 square feet of lateral living space together with a generous double garage and plentiful parking. The property enjoys a quiet position at the head of Westfield Court and is within easy walking distance of the many amenities of the village.

Copmanthorpe is one of York's best villages just 3 miles South of the city. It has excellent local amenities including shops. a pub, a doctor's surgery and pharmacy. There is a well regarded school and it is within the catchment area of Tadcaster Grammar. A regular bus service links to both York and Leeds.



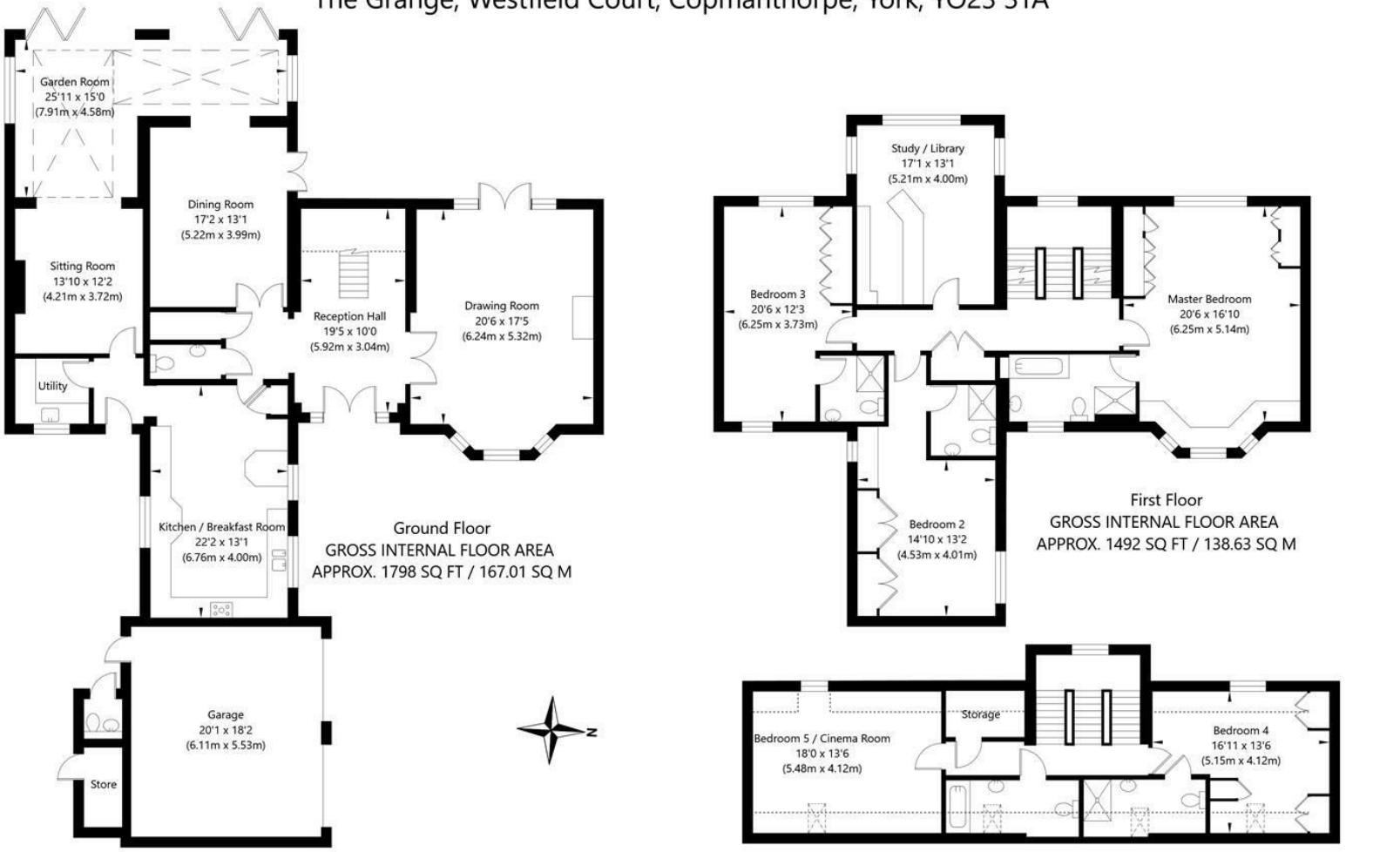
- **Significant detached house in excess of 4,000 square feet**
- **Versatile and well presented accommodation over 3 floors**
- **Impressive central entrance hall with stunning Imperial staircase**
- **Large drawing room with french doors to the garden**
- **Contemporary breakfast kitchen with generous separate utility**
- **Delightful garden room/orangery with bi-fold doors to the garden**
- **4/5 generous bedrooms 4 with ensuite facilities**
- **Bespoke office/library**
- **Cinema Room/Bedroom 5**
- **Landscaped gardens with views across open fields to the rear**





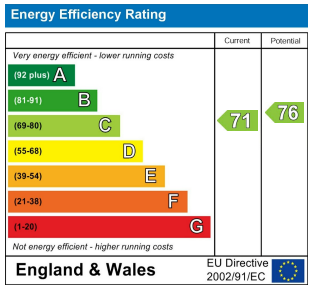
Freehold

The Grange, Westfield Court, Copmanthorpe, York, YO23 3TA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4073 SQ FT / 378.35 SQ M - (Excluding Garage, Store and W.C.)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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