

LANCASTER  
SAMMS

36 The Village, Stockton On The Forest

York

£595,000





An exceptional three bedroom detached bungalow with open plan living at the heart of its re-design. The property has undergone a complete transformation into a now generously proportioned and immaculately presented bungalow. Offered with the convenience of no onward chain and vacant possession.

The property opens into a welcoming entrance hallway with atrium bathing the space in natural light. Immediately to the left as you walk in is a brand new house bathroom, fully tiled with separate bath and shower, vanity wash basin and toilet. To the right are three well proportioned double bedrooms all with good sized windows including bays to bedrooms 1 & 2. The master bedroom also boasts a newly fitted en-suite shower room and built in wardrobes.

The heart of this home is the stunning open plan kitchen / living /diner. This light, airy, sociable space has high vaulted ceilings and five skylights which adds further to the impression of space. The kitchen itself is a classic shaker style with a full complement of appliances built in, instant hot water tap and large breakfast bar island. The living area focuses on a media wall which offers practical solutions of storage as well as being a statement piece of fitted furniture, blending functionality with beauty. There is also ample space for a family dining table for every day or occasional use with bi-fold doors opening from here onto the patio and garden.

Off the kitchen is a handy utility room with sink and the provisions for a washing machine and tumble dryer, with a further courtesy door from here to the garden, completing the internal accommodation.

Externally, to the front is a large driveway with space for multiple vehicles at once (4 +). There is a side access gate to the rear garden with flagstone patio area, newly laid lawn and fenced boundaries. In addition is a timber framed summer house/store.

In summary, a superbly considered renovation which includes significant extension, brand new roof and new contemporary fittings throughout. With provision for electric car charging to the front.

#### LOCATION

Stockton on the Forest is just 4 miles from York via Stockton Lane and offers a good range of local amenities including a shop, pub, play school and separate primary school. Crucially the property falls within the catchment area for the highly regarded Huntington Secondary School. Also, is a thriving garden centre, a recreational hall and Forest Park Golf Club. Monks Cross and Vangarde Shopping Park lie within four miles on the northern ring road, and the A64 connects swiftly to the A1, Leeds and West Yorkshire. York city centre and train station can be easily reached with mainline routes to London in under two hours.













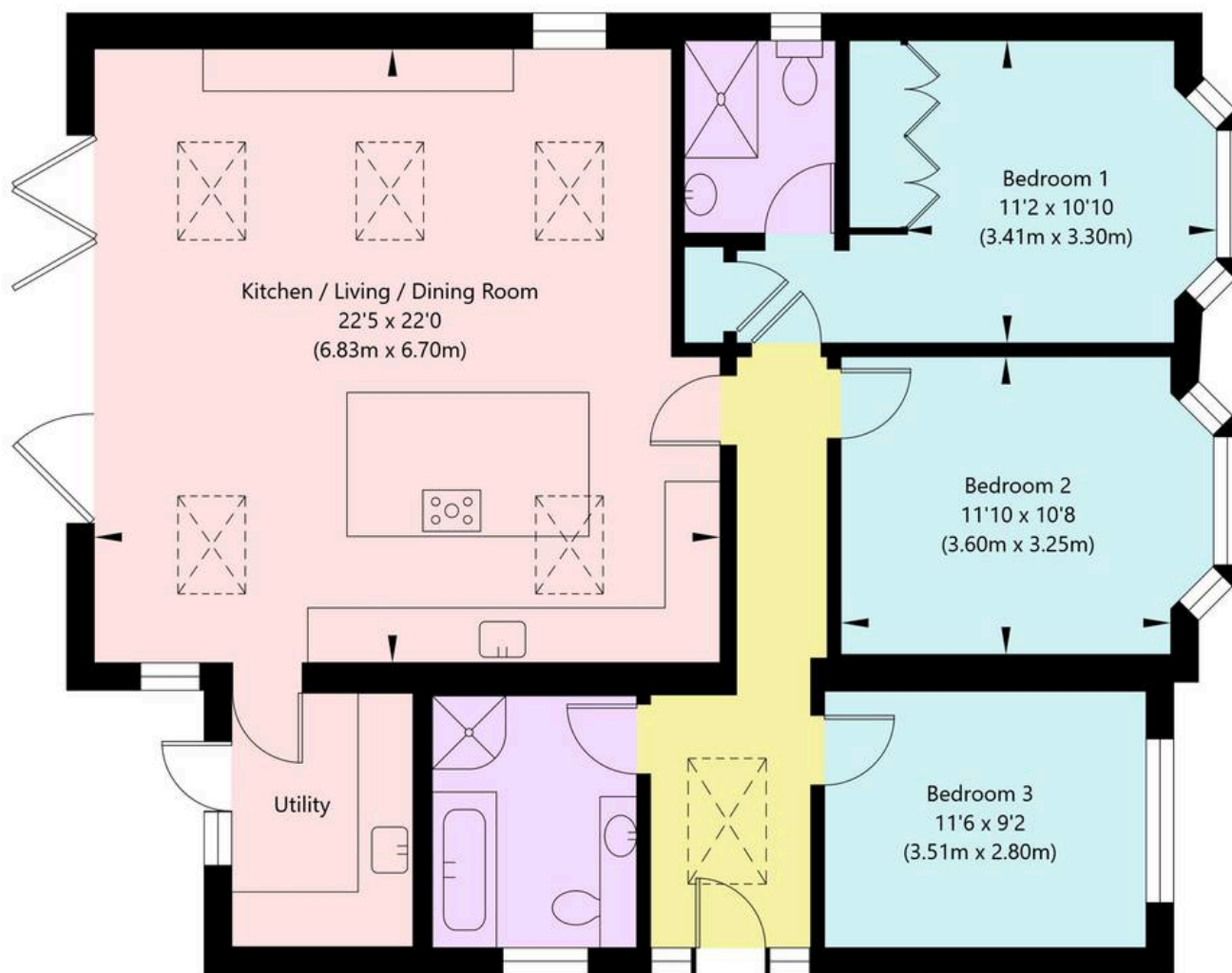








# The Village, Stockton on the Forest, York, YO32 9UQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1206 SQ FT / 112.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1206 SQ FT / 112.07 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

[info@lancastersamms.co.uk](mailto:info@lancastersamms.co.uk)

[www.lancastersamms.co.uk/](http://www.lancastersamms.co.uk/)

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