



Tockwith Road, Long Marston, York, YO26 7PQ

- EXTENDED THREE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- BEAUTIFULLY MAINTAINED GROUNDS
- SOLAR PANELS OWNED OUTRIGHT
- STUNNING COUNTRYSIDE VIEWS
- EPC RATING B - / COUNCIL TAX - E

Asking Price £895,000



Tockwith Road, York

DESCRIPTION

Situated in a sought-after residential area in the picturesque village of Long Marston, this three bedroom detached home has been extended, insulated, and modernised to an exceptional standard over the years by the present owners and now boasts exceptional accommodation and efficiency expected of a modern build, with open plan living, beautiful gardens, and panoramic views at the heart of it's design - a rare combination in a property of this era!

The property opens to a bright and spacious entrance hall which leads you to the principal ground floor accommodation including a generous office, study/boot room and modern downstairs shower room.

Also situated off the back of the hallway is the breathtaking open plan kitchen/diner and lounge. This space is nothing short of luxury. Sage green, Howdens fitted wall and base units make-up the kitchen with Quartz work surfaces and boast a range of integral appliances including Bosch double oven and dishwasher, Elica induction hob and double Belfast sink. Curved finishes, kickboard lighting, a Quooker tap and wine cooler all work together to bring a luxurious, sleek finish to this culinary haven.

At the heart of this space is the breakfast bar which is perfect for casual dining, socialising and entertaining.

The lounge and dining areas are vast in space, with simply stunning views over the garden and countryside beyond through the large sliding patio doors. While this space is open plan, the lounge has a warm and cosy atmosphere, featuring a media wall with integrated electric fire. One can imagine cosying up on an evening here with loved ones after a busy day.

Adjacent to the kitchen is the utility, a perfect addition to this home. Continuing the theme from the main kitchen it features a range of the same sage green, Howdens units that are great for storage, with space for a washing machine and dryer. Integral access can be gained into the garage.

Completing the ground floor accommodation is the master bedroom, which is incredibly spacious and benefits from a dressing area and en suite bathroom. Sliding patio doors open out onto the rear patio, allowing one to enjoy the extensive views and brings the outside in.

The bespoke staircase leads to the first floor where there are two further double bedrooms enjoying the same beautiful views, with ample space for bedroom furniture. The house bathroom is comprised of bath with shower over, wash hand basin set on vanity unit, low level wc and walk in rainfall shower. Electric underfloor heating is the perfect addition to this space.

Externally, this property sits in beautifully maintained grounds. The rear is mainly laid to lawn with mature plants, shrubs and bushes populating the borders. A patio spans the width of the property and blends seamlessly with the bifold doors, bringing outside in to your main accommodation.

To the front, an extensive block paved driveway allows for ample off street parking and leads to the double garage. Manicured lawns sit either side - really adding to this properties impressive kerb appeal.





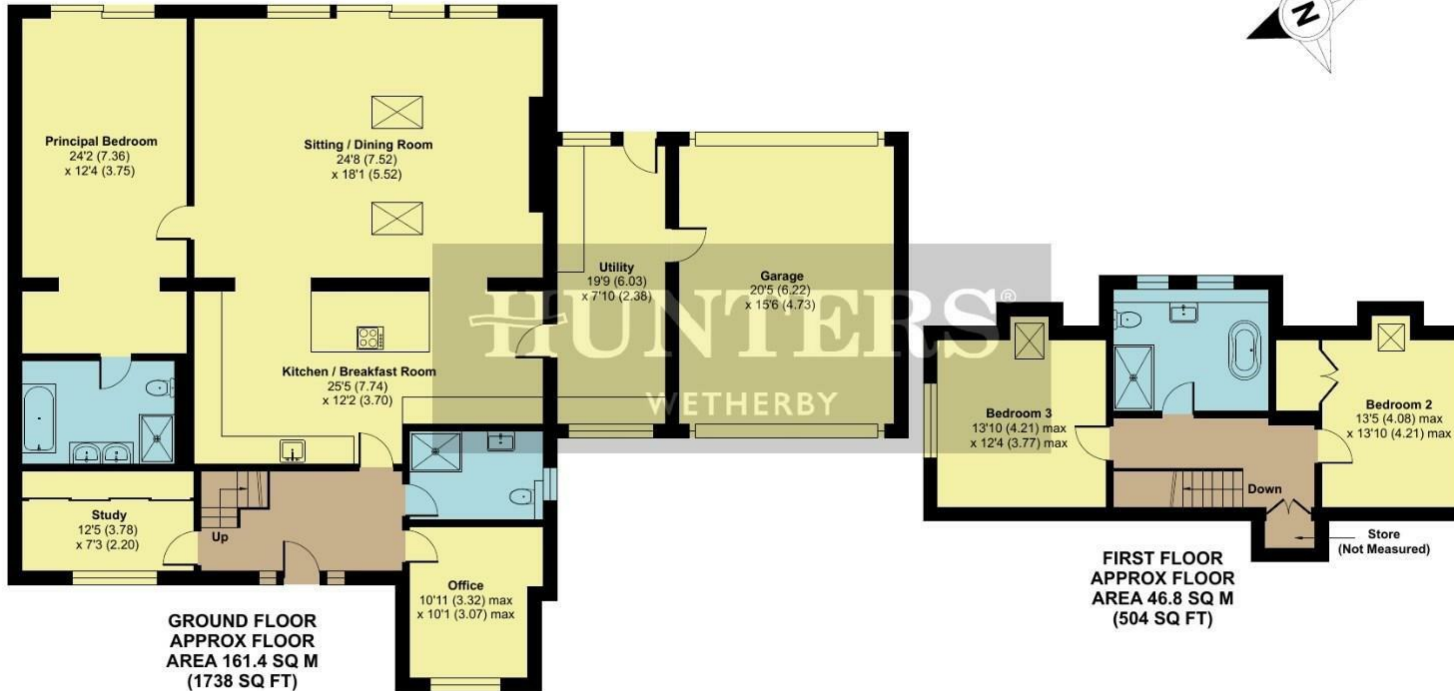
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Approximate Area = 2242 sq ft / 208.2 sq m (excludes store)

Garage = 312 sq ft / 28.9 sq m

Total = 2554 sq ft / 237.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2026. Produced for Hunters Property Group. REF: 1436650

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.