



£420,000 Guide Price

The Carlton, Church Farm, Sandhutton, YO7

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Detached Family Home
- Double Glazing
- Ensuite Bathroom
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Integrated Appliances
- Off-street parking
- Perfect enclosed garden for entertaining
- Sought-After Location

Property Description

The Carlton is a beautifully designed 3-bedroomed detached property situated towards the head of a cul-de-sac within an exclusive development of 16 homes in the picturesque village of Sandhutton, Thirsk.

Due for completion in early 2026

Main Particulars

Designed for contemporary family lifestyles, The Carlton delivers a seamless balance of sophistication, comfort, and space.

The property's open-plan layout flows effortlessly, featuring a light-filled lounge and a bespoke designer kitchen-diner with premium integrated appliances. Expansive sliding doors open onto a private landscaped garden and stone patio, creating a harmonious connection between the home's interior and outdoor entertaining space. A convenient cloakroom/WC completes the ground-floor arrangement.

Ascending to the first floor, the primary suite presents a luxurious retreat, blending elegant proportions with refined finishes. Two additional bedrooms offer flexibility for family or guests, complemented by a beautifully appointed family bathroom featuring high-specification fittings and contemporary design.

Set within an exclusive development, The Carlton epitomises modern luxury, combining architectural distinction with the quiet prestige of its surroundings.

Sandhutton is a small and quietly prestigious village in North Yorkshire, approximately 3 km west of Thirsk.

Nestled beside open farmland and serviced by the A167, the village offers a rural country lifestyle with excellent connectivity.

At its centre stands the parish church of St Leonard's Church, Sandhutton, which overlooks the village green and anchors the community.

The housing stock leans heavily toward detached homes, reflecting the area's appeal to owners looking for a spacious and discreet setting.

In summary, Sandhutton delivers refined village living within easy reach of regional transport and amenities, making it an attractive location for discerning buyers

Tenure: Freehold

Parking options: Driveway, EV Charging, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible, Level access



