



4 Rudforth Place, Great Ouseburn, York, YO26 9AH

Situated in an enviable position within the charming village of Great Ouseburn, this outstanding five-bedroom detached home is a perfect fusion of modern design, expansive living space, and high-quality finishes. Thoughtfully arranged across three impressive floors, this property has been meticulously planned to accommodate family life, entertaining, and refined everyday living.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED

Tel: 01765 605151

Email: ripon@dacres.co.uk

dacres.co.uk





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OIRO: £860,000

General Remarks

Occupying an enviable position on the tranquil outer reaches of the prestigious village of Great Ouseburn, this distinguished five-bedroom detached home exemplifies refined rural living with a touch of modern grandeur. Designed for those who appreciate subtle sophistication and expansive living space, the property offers an immaculate blend of elegance and functional family comfort.

From the moment you step through the elegant front door, the welcoming entrance hallway introduces the grandeur and balance of this home. To the left, a substantial formal living room offering a serene space for relaxing. To the right, a dedicated formal dining room provides a sophisticated setting for family gatherings or dinner parties. Alternatively could provide a second sitting room. To the rear of the property, the heart of the home unfolds—a magnificent open-plan kitchen, dining, and family area that spans the full width of the house. This space is flooded with natural light from bifold doors, which open seamlessly to the beautifully landscaped rear garden, creating a true inside-outside lifestyle experience. The kitchen is fitted with premium cabinetry, high-end appliances, a central island, and granite worktops—designed with both aesthetics and functionality in mind.

A guest cloakroom, utility room and under-stair storage complete the ground floor.

The property is approached via a large driveway providing ample parking for multiple vehicles. A substantial double garage offers excellent additional space and includes an upper floor – a versatile area ideal for use as a home office, gym, or creative studio. With scope for studio-style living, it also presents a fantastic option for a teenager's independent space. The exterior of the property boasts an open aspect to the front, complemented by thoughtfully landscaped planting that adds a touch of greenery and charm. A gated access to the side leads to the enclosed rear garden, which is bordered by a secure fenced perimeter. The rear garden features a spacious flagged patio area, ideal for outdoor seating or entertaining, and a lawned section that offers a blank canvas, perfect for creating a personalised outdoor retreat or vibrant garden space.

Set within a thriving and community-spirited village, this home offers the rare combination of rural tranquility and convenient access to nearby towns such as Boroughbridge, Harrogate, and York. Excellent schools, countryside walks, and a village pub are all within easy reach, making this an ideal location for those seeking the perfect balance between elegance, space, and village living.





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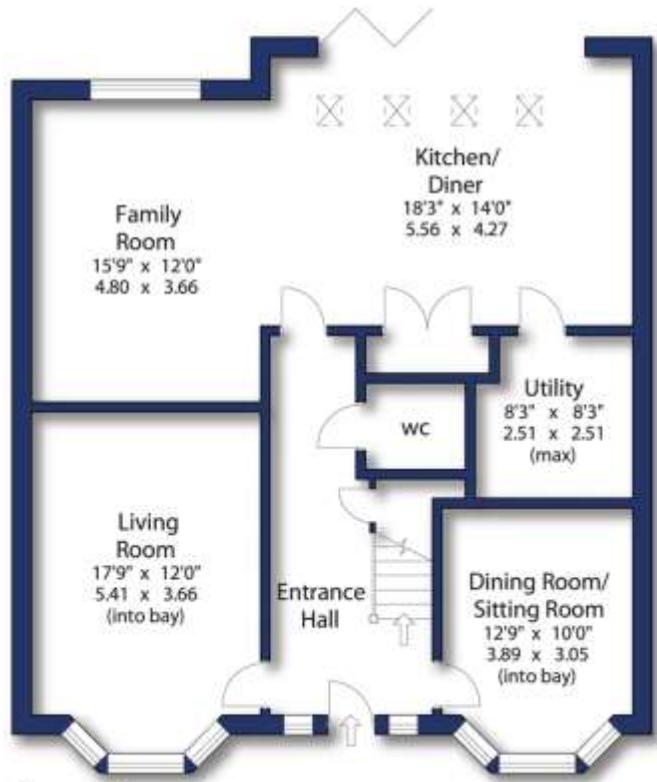
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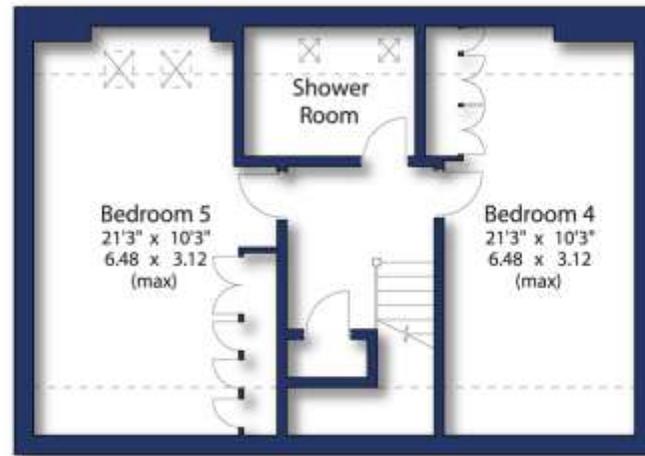
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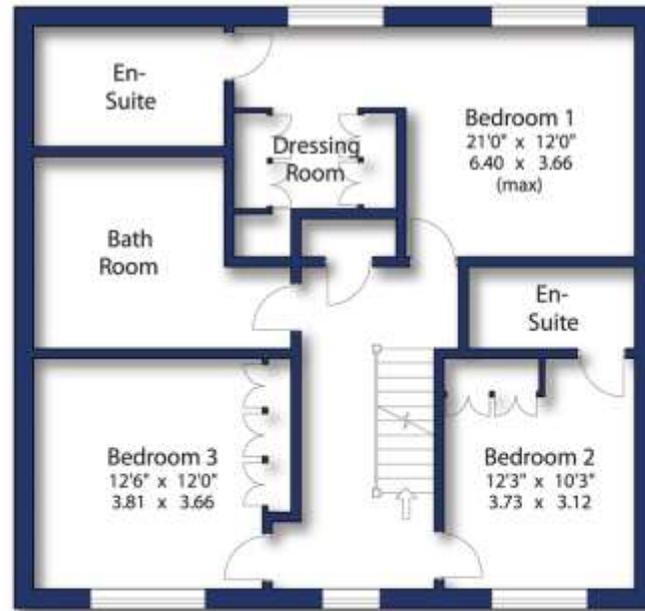
Floorplans



Ground Floor



Second Floor



First Floor



First Floor



Ground Floor



Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water & drainage. Domestic heating is gas.
- Off road parking and double garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

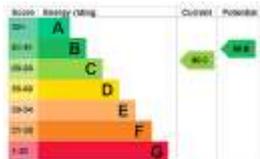
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

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