



CLARENCE HOUSE  
Sharow, Ripon



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# CLARENCE HOUSE

Sharow, Ripon, HG4 5BN

Clarence House is a superb 5 bedroom executive home which has been thoughtfully designed to create a stunning property in a sought-after location centrally in the village of Sharow. Perfect for families, this property is in genuine show home condition and has been the subject of numerous upgrades during the construction process. These include beautiful high specification bathrooms and an amazing living dining kitchen. With electric sliding gates offering a high degree of privacy and exclusivity this home is fantastic.

## ACCOMMODATION

Large executive property  
Highly regarded developer Briahaze Village Homes  
Superb private location in the sought-after village of Sharow  
Ideal for families  
Ripon Grammar Catchment area  
Five bedrooms, four bathrooms  
Amazing open plan living dining kitchen  
Enclosed gardens and large single garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Clarence House

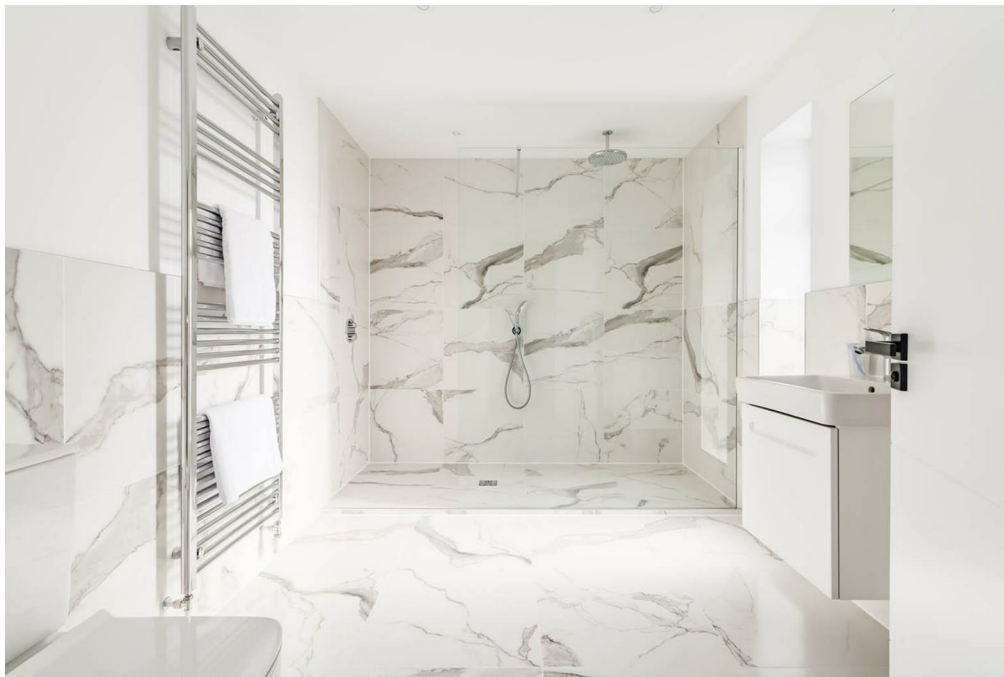
Constructed by well renowned local developers Briahaze Village Homes, who specialise in exclusive bespoke developments, Clarence House is an amazing family home. Positioned centrally in the village of Sharow the home exudes quality the moment that you enter. The contemporary design has the real wow factor and the room proportions lend themselves perfectly to family occupation. In show home condition, the current owners have consulted with the developers and upgraded much of the finishes throughout. The bathrooms are amazing and the kitchen could quite easily be featured in a high end interiors publication. With electric gates offering a degree of privacy and exclusivity, this home will generate much interest. Briefly comprising to the ground floor: Reception hall with porcelain tiled floor, cloakroom/W.C, Study with built in shelving and storage, snug with brick wall and dual aspect windows, amazing living dining kitchen. The kitchen has been upgraded with stunning modern units and centre island finished with a beautiful Quartz worktop over. There is an extensive range of integrated appliances including the convenience of a Quooker Tap offering instant boiling water. Two sets of bifold doors lead to the landscaped rear garden and patio bringing the outside in. The owners love this space as it is perfect for entertaining and family events. There is a utility room off the kitchen and this leads to the rear courtyard and further garden area.

To the first floor is the principal bedroom with ensuite bathroom and dressing area. There are two further large double bedrooms and the beautiful house bathroom. A concealed staircase leads to the fantastic second floor.

To the second floor are two large bedrooms both with superb ensuite bathrooms. These rooms would be perfect for teenagers as they offer so much privacy and space.

The property is also fitted with CCTV, Electric gates leading to the sweeping drive offering ample off-road parking as well as access to the integral garage





## The Appeal of Our Home- The Owners Insight

We love nothing more than coming home on an evening, closing the gates and enjoying the fantastic space while we wind down. The kitchen for me is the 'feature' of the house, due to its stunning look and also the size. Whether we want to gather as a family on an evening, or invite friends over at the weekend, we push back the bi fold doors, pop on some music, open the wine and it is the perfect entertaining space.

Most often you will find us in the garden on an evening, it attracts a lot of sun, particularly late afternoon/ early evening. The children all love the size of their bedrooms and when not in the playroom very happily take themselves off to 'chill' in their own space.

The lounge feels inviting and is a great size for the family to come together and watch movies or shout at the TV whilst watching Leeds United!

For a family with dogs we have enjoyed lots of lovely walks, some taking us down by the river and others to Copt Hewick. Clarence House is one of a kind due to its build quality, meticulously selected interiors and fantastic village location.

## Outside

The property is approached via a private resin driveway. This leads through the electric sliding gate which offers the property privacy and a degree of exclusivity. The driveway can accommodate several vehicles and leads to the attached large single garage with Seceuroglide door. The rear garden has been thoughtfully designed for ease of maintenance and practicality. The central patio area is perfect for entertaining and the owners have certainly enjoyed spending time in this space. The paved area continues round the side of the home and there is an additional courtyard to the rear perfect for morning coffee and a place to hide the children's trampoline and other toys.



## Situation and Amenities

Clarence House is positioned in a quiet backwater in the popular village of Sharow. Sharow is a friendly village with monthly get togethers in the village hall including family fish and chip suppers, Saturday afternoon movie viewings for the children and even a 'pub night'. There are a range of amenities in the village including Village Hall, Cricket pitch, and primary school and the village is within the catchment for the highly sought after Ripon Grammar School. Ripon has a huge range of amenities and is only a couple of minutes drive. These include independent shops and eateries, boutiques and a number of high street shops. There are numerous supermarkets including Booths and Marks and Spencer and Morrisons and the traditional market is on a Thursday. The village of Sharow is a short Drive from the A1M and the motorway network beyond and Thirsk station is 20 mins away with access to the east coast mainline and London Kings Cross.

## Services

All mains services and plumbed underfloor heating to the ground floor.

## Local Authority and Council Tax Band

North Yorkshire Band G

## What 3 Words

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## Viewings

Strictly by appointment with GSC Grays 01423 590500

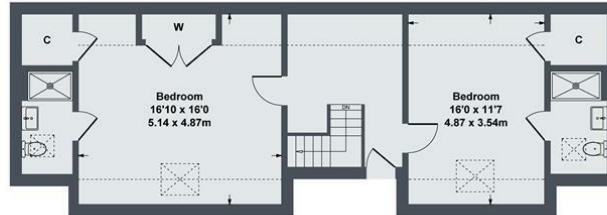
## Disclaimer

GSC Grays gives notice that:

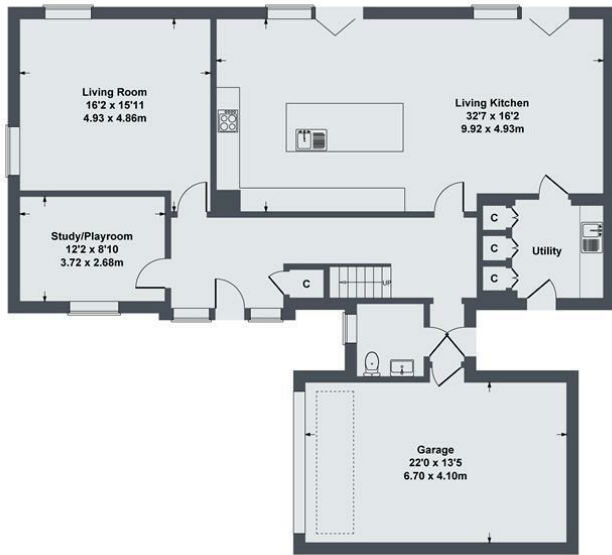
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Clarence House, Sharrow HG4 5BN

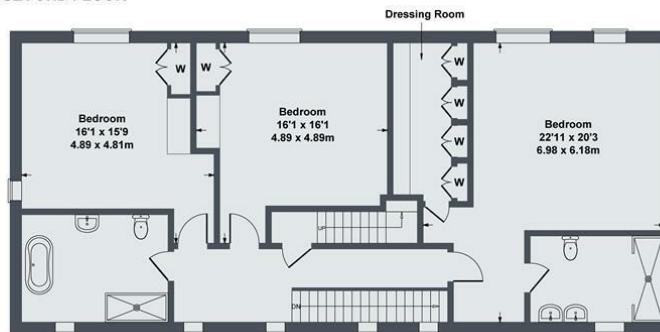
Approximate Gross Internal Area  
3520 sq ft - 327 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A		83	
(81-91) B			
(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	

