



South Fields

Tranwell Woods





South Fields Tranwell Woods, Morpeth, NE61 6AQ

This substantial, modern, detached family residence boasts close to 7,000 sq.ft of internal living space and is ideally located towards the southern edge of the prestigious Tranwell Woods, Morpeth.

South Fields, which was originally designed and constructed by the current owners in 2012, benefits from a generous plot, which extends to over 0.5 acres, and enjoys wonderful open aspect views over the surrounding greenery. The property also benefits from a wonderful and private leisure suite, which includes a beautiful swimming pool and sauna.

This imposing family home is offered to the market with immediate possession and provides a tranquil and private position whilst also being placed only a short drive into the delightful and desirable market town of Morpeth with its local schooling, shopping facilities and excellent rail links into Newcastle City Centre and throughout the country.

The property is also well placed for the A1, giving excellent access to Newcastle City Centre, Newcastle Airport and providing excellent links throughout the region.

The property itself is accessed via a stone pillared entrance with electronically operated gated and secure entry-phone system which open to a large, multi-car driveway which is gravelled and provides feature lighting which in turn leads to a generous detached garage with electronically operated doors and provides further storage.



Price Guide:

Guide Price £1,750,000

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The fabulous raised pillared entrance portico is highly impressive and is constructed from stone | Vestibule/lobby with access to a ground floor cloakroom with WC and comms room with double doors to the main entrance hall | Principal reception hall, which has a lovely gullwing staircase with galleried landing above, providing lovely natural light and tiled flooring. The stairwell and hall are spacious and well proportioned.

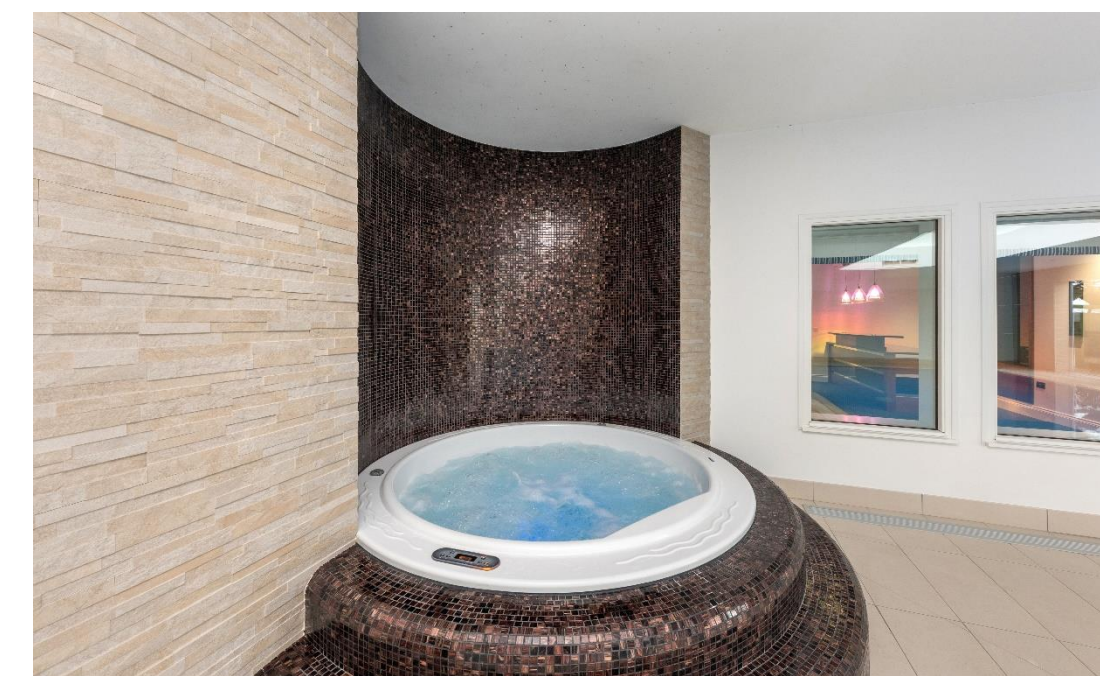
To the rear of the hall, there are two useful storage cupboards, one being ideal as a cloakroom. The front of the hall leads off to a useful study/playroom with dual aspect windows | To the rear, on the righthand side, access connects into the family/games room, which is a very impressive space with beautiful modern fireplace and contemporary fire, as well as integrated plasma screen TV above. This room also accommodates a tasteful cocktail bar and is very well proportioned and well presented with a window overlooking the leisure suite.

To the opposite side of the entrance hall, double doors open into the impressive open plan living and dining and family space which includes a dining room at the front of the house and at the rear, a stunning bespoke kitchen, which has been supplied and fitted locally by local craftsmen, with contrasting cream and walnut fronted doors, as well as cream and black granite worktops and beautiful glazed breakfast bar. The kitchen is fully integrated with top of the range appliances and refrigeration, as well as high quality cooking facilities. The kitchen area leads on to a utility room and rear entrance.

From the dining area of the principal reception room, a large archway connects through to the magnificent family/garden room and day to day sitting room, which enjoys an outstanding picture window providing great natural light and beautiful open aspect views to the south | The kitchen and the family room are divided by a see through fireplace with beautiful tiled surround.

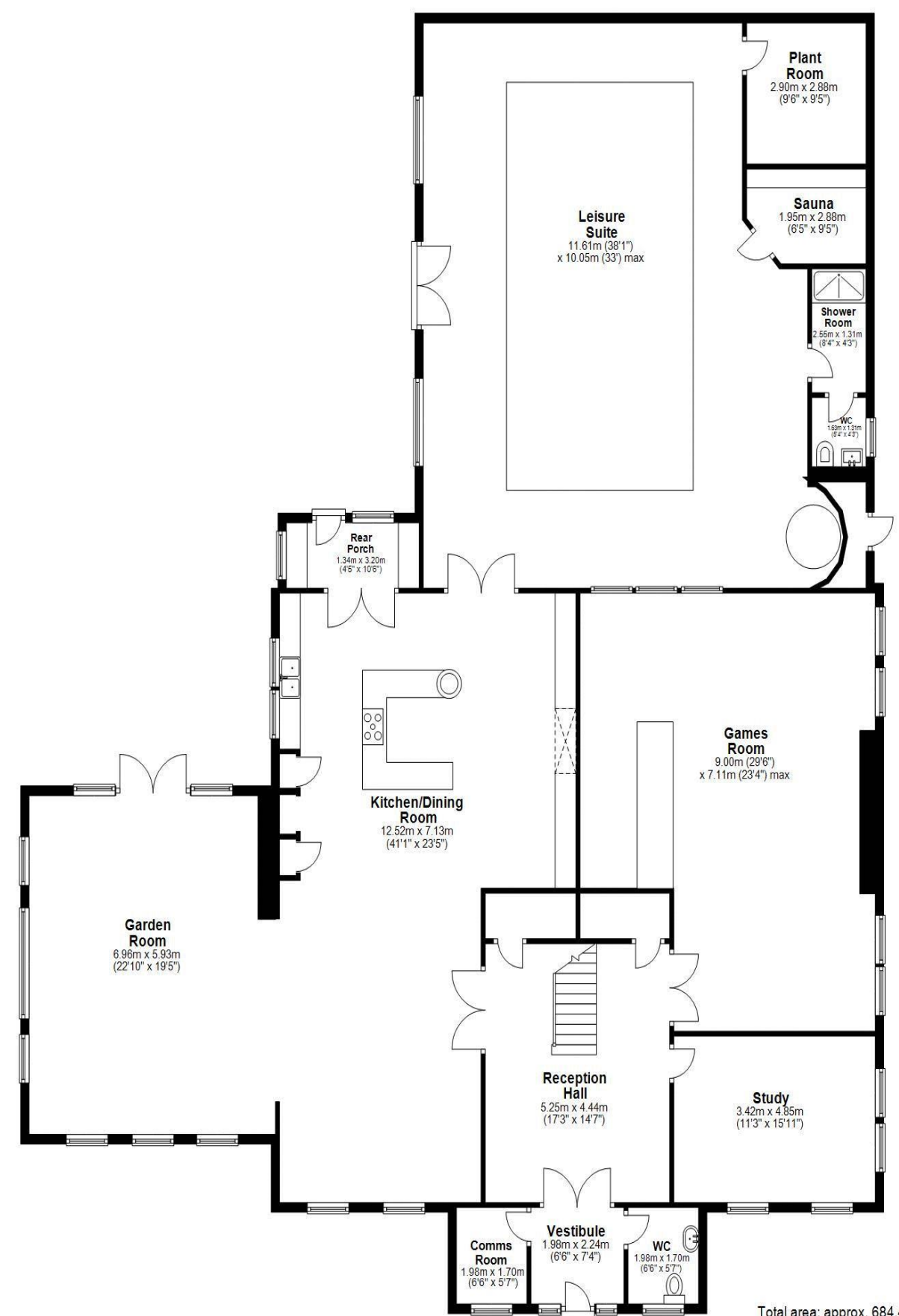
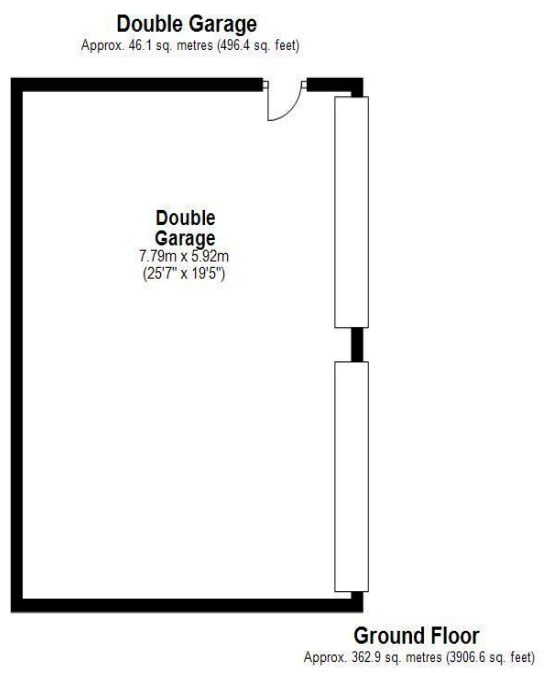


Ashleigh Sundin
0191 223 3500
ashleigh.sundin@sandersonyoung.co.uk

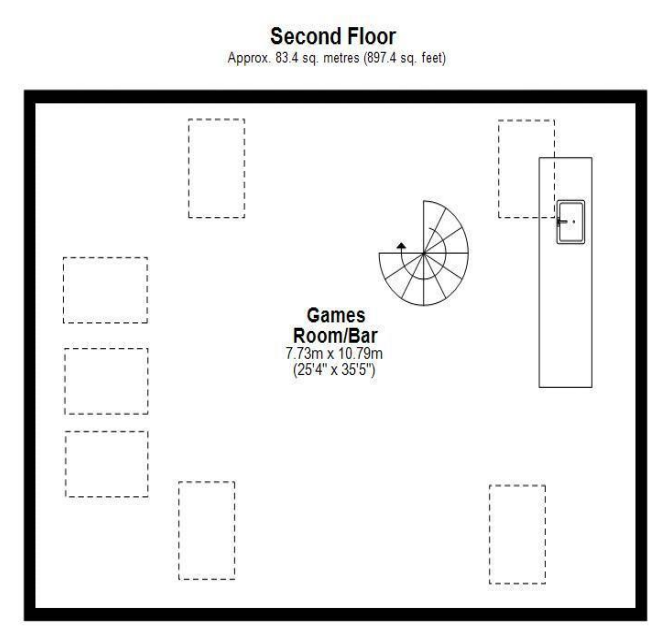
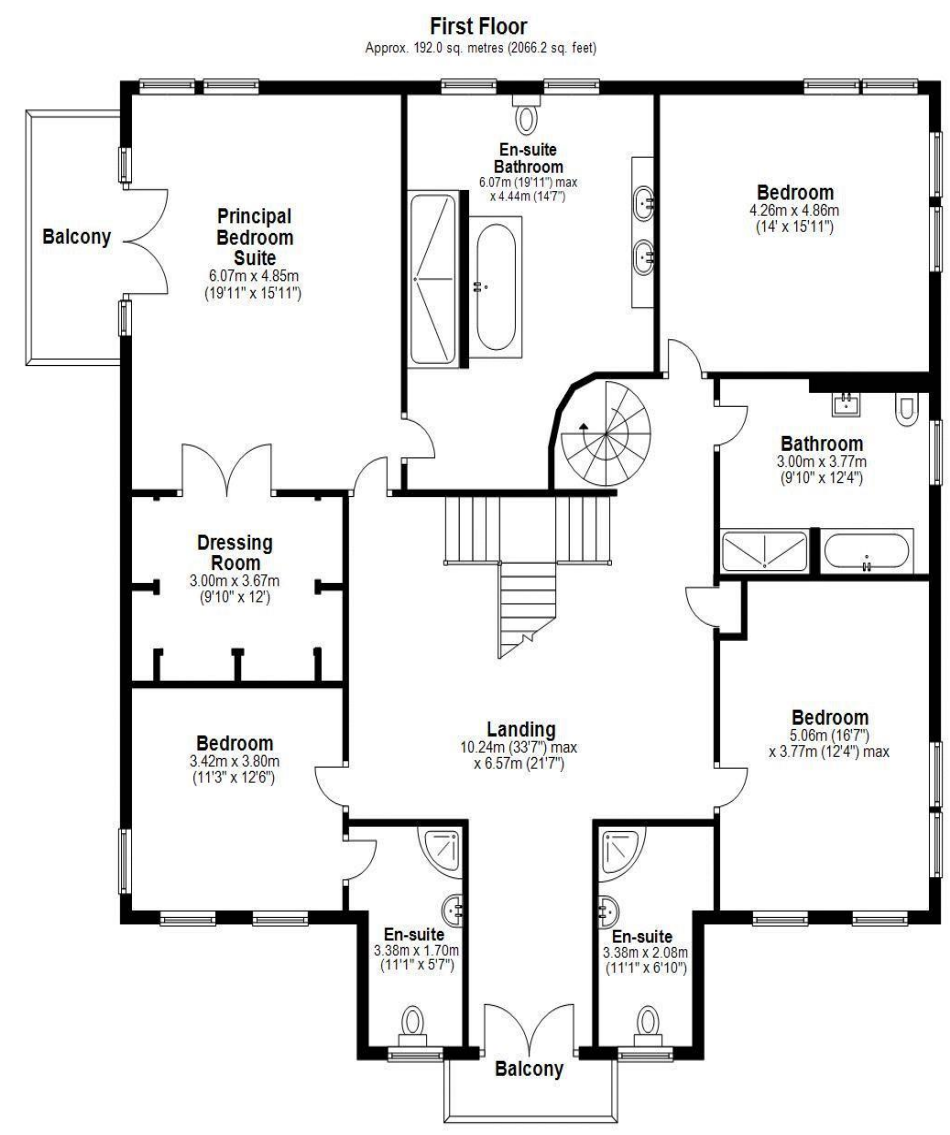








Total area: approx. 684.4 sq. metres (7366.5 sq. feet)
Overall area includes Double Garage
Plan produced using PlanUp.
South Fields, Tranwell Woods, Morpeth



Connecting from the rear of the kitchen, double doors link into the leisure wing and swimming pool area which accommodates a beautiful large swimming pool with steps in one corner leading down to a fabulous pool with increasing depth to the far side, as well as electrically operated thermal cover. The swimming pool area incorporates a circular 4/6 person Jacuzzi with lovely tiling surround and beautiful lighting. Above the pool itself is a large atrium, with contrasting colour change lights which are stunning at night. The pool area leads off to a shower room with separate WC, as well as a steam room and a large plant room accommodating the biomass boiler for the house, as well as the pool itself.

Returning to the main entrance hall, the stairs then lead up to the galleried first floor landing and leads to four double bedroom suites | The principal suite occupies the south western wing of the house and offers a large double bedroom and luxury walk in dressing area with beautiful His & Her wardrobe storage space. This impressive bedroom also gives access to a very significant, large and luxuriously appointed family bathroom, with freestanding bath and dual His & Her shower wet rooms incorporating glass division and fabulous tiling. The whole of the main suite is stunning and enjoys French doors which open to a Juliette balcony.

The first floor landing then leads onto three further double bedrooms, two of which have their own ensuite shower rooms and the fourth lies adjacent to a family bathroom/WC with beautiful fittings.

A spiral staircase links to the second floor where there is opportunity for a large teenager's bedroom/sitting room. The whole area is currently laid out as a games room and cinema area with Velux windows into the roof pitch and is also fitted with another cocktail bar. The property has biomass central heating, very tasteful interior design and decoration and good thermal insulation and construction detailing.

Externally, the gardens and grounds are well kept and set out with fabulous patios and terraces, as well as lovely lawned areas and stunning views to the south.

Services: Mains Electric & Water. Oil Central Heating. Private Drainage | Tenure: Freehold | Council Tax: Band | Energy Performance Certificate: Rating D



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rare!
From Sanderson Young