



Fairway House

17 Ramside Park, Durham





Fairway House 17 Ramside Park, Durham DH1 1NS

Fairway House provides a magnificent and substantial, detached modern mansion that is perfectly positioned within the prestigious and highly sought after Ramside Park. The property, which was purchased by the current family in 2018, boasts extensive living space and offers the rare opportunity to acquire one of the most exceptional modern residences within the region.

Fairway House is perfectly situated only 2 miles to the east of the historic City of Durham. This outstanding, modern family home not only provides a beautiful country feel, but also has the benefit of great road links via the A1(M) as well as excellent train services via the East Coast Mainline from Durham's train station, providing easy access throughout the country. The Castle and Cathedral complex within the city enjoy World Heritage status and the city itself provides a delightful mix of shops, cafes and leisure facilities, together with boating on the river and access to beautiful countryside walks. The superb facilities within the Ramside Hall complex are placed close by where you can enjoy access to two excellent 18 hole golf courses, driving range, fantastic club house facilities, spa, gymnasium and swimming pool complex, as well as the 4 star hotel with its range of restaurants. The Ramside Estate has, in effect, established itself with a country club feel to it and the future plans for Ramside Hotel and Spa will create even bigger and better facilities for the use of both hotel residents and residential owners over the coming years.

Offers Over £1,850,000







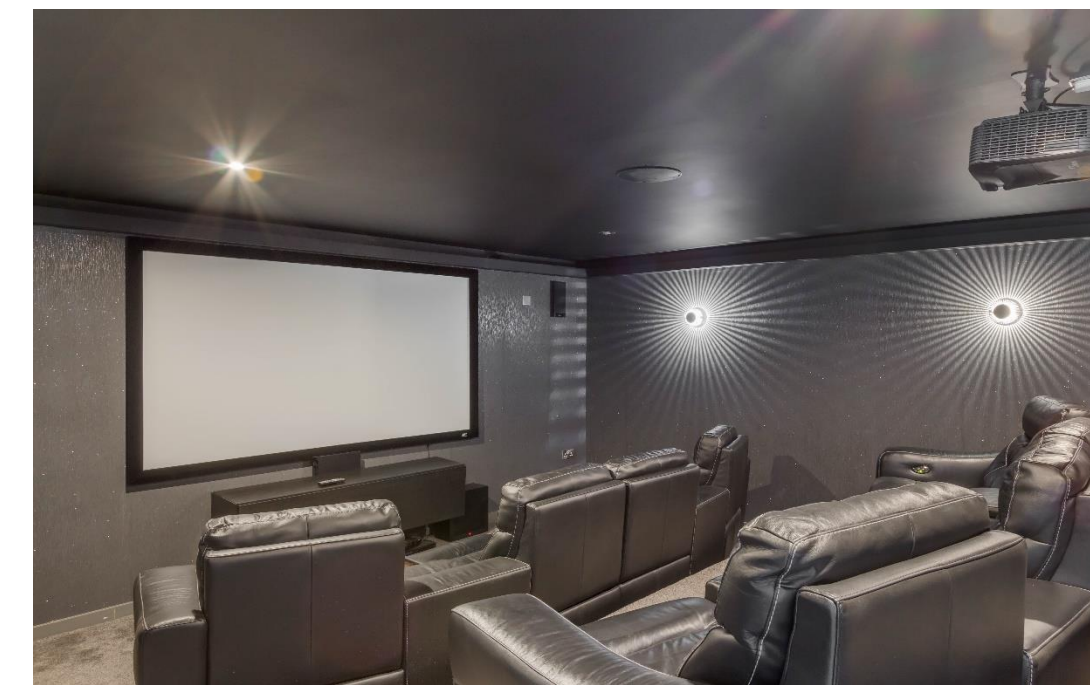


Fairway House itself is accessed via a stone pillared entrance with secure, electronic entrance gates and intercom system to the main house. The gates open to a large, multi-car driveway that in turn gives access to an integral double garage with electronic doors. The main entrance to the property is accessed via a walkway which sits above a delightful water feature and leads to the entrance of this impressive home | Dual entrance doors open to give access to a magnificent, double height, central entrance hall which overlooks a rear Koi pond through large, floor to ceiling glazing which also offers views of the rear gardens | Accessed from the main hallway is the wonderful, open plan kitchen/dining and family space with a bespoke fitted kitchen having a range of cabinets, contrasting Corian countertop and matching upstands | The kitchen is complemented with a range of high quality integrated appliances including a double Neff oven, induction hob and American style fridge/freezer | A functional central island is positioned to host and entertain family and friends with hob and under extractor, and a high stool arrangement for casual breakfasts.

Recently fitted Crittall doors open to give access to the formal living room which boasts a built in media wall unit with bespoke cabinetry and a log burning stove | A door from the kitchen area leads to an impressive, 13 metre-long living room with oak flooring and a freestanding contemporary stove, with doors opening onto a large, private balcony which is also accessible from the kitchen | This space is open to a staircase that leads down to the eight seat home cinema, games/snooker room, wine cellar and there are double doors leading out onto the rear terrace and gardens | Located to the left hand side of the hallway is a downstairs WC, two coat cupboards, utility and a door leading into the integral double garage.

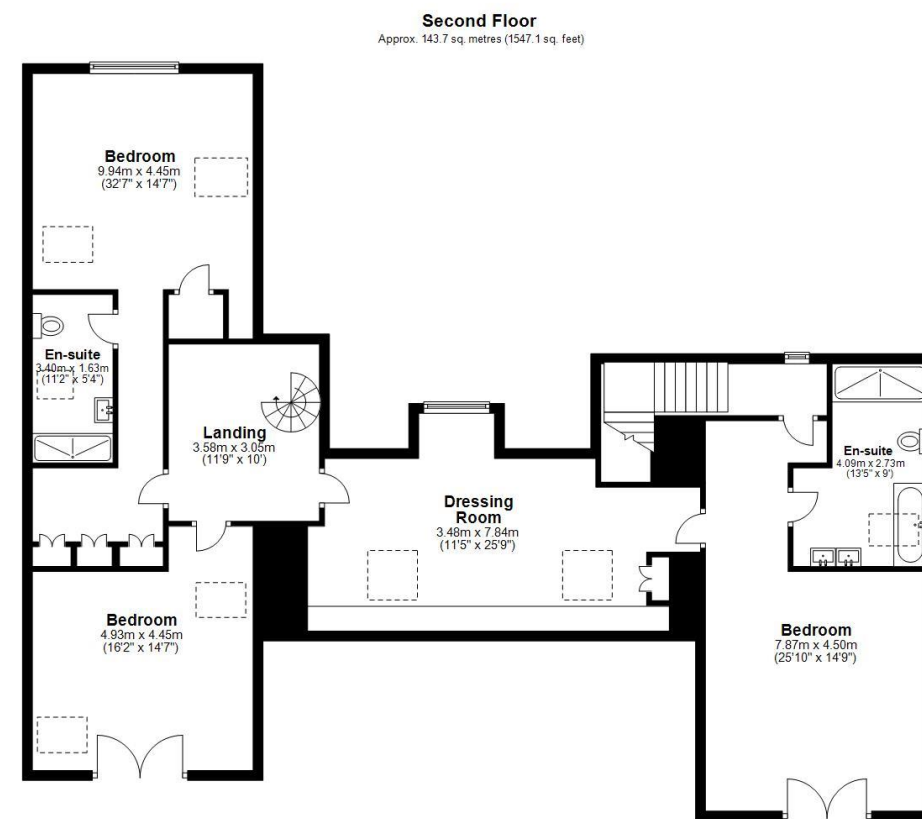
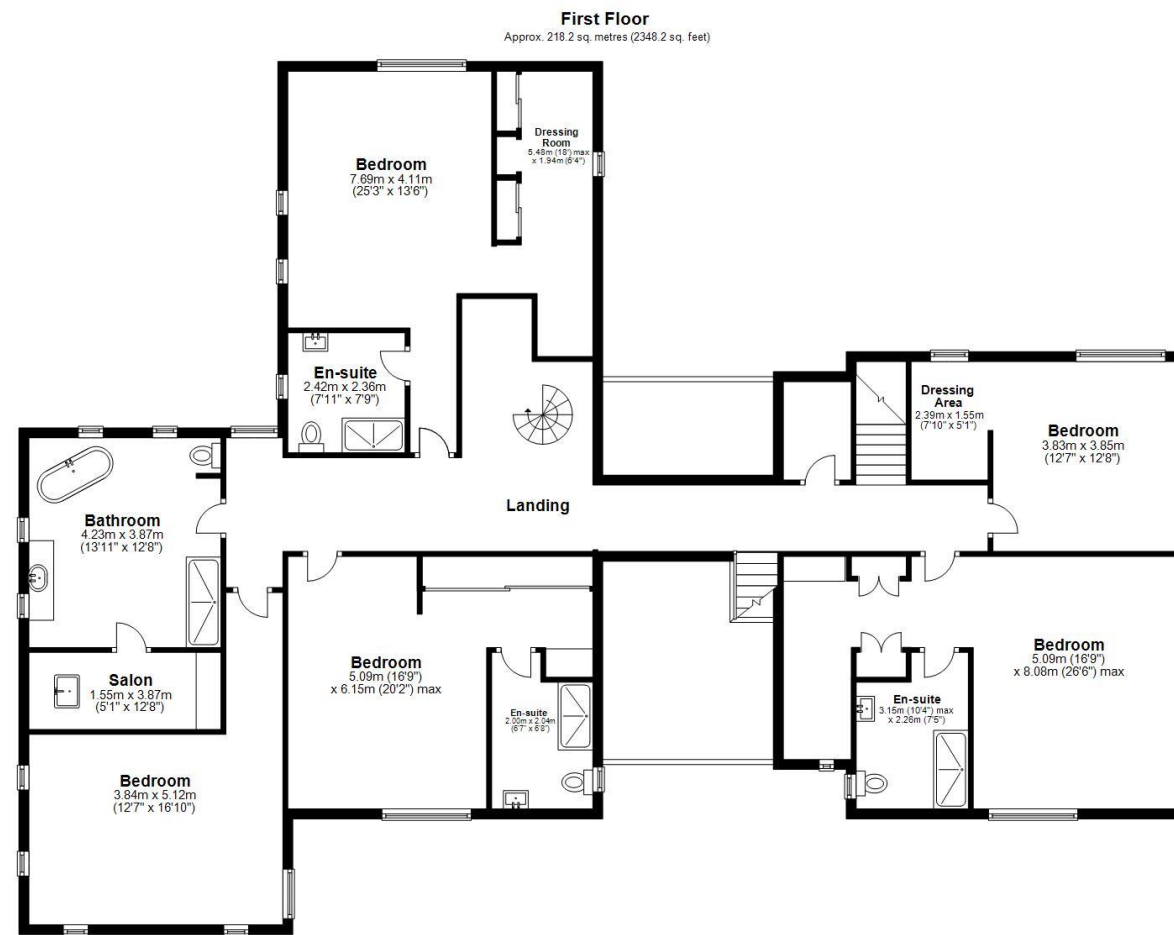
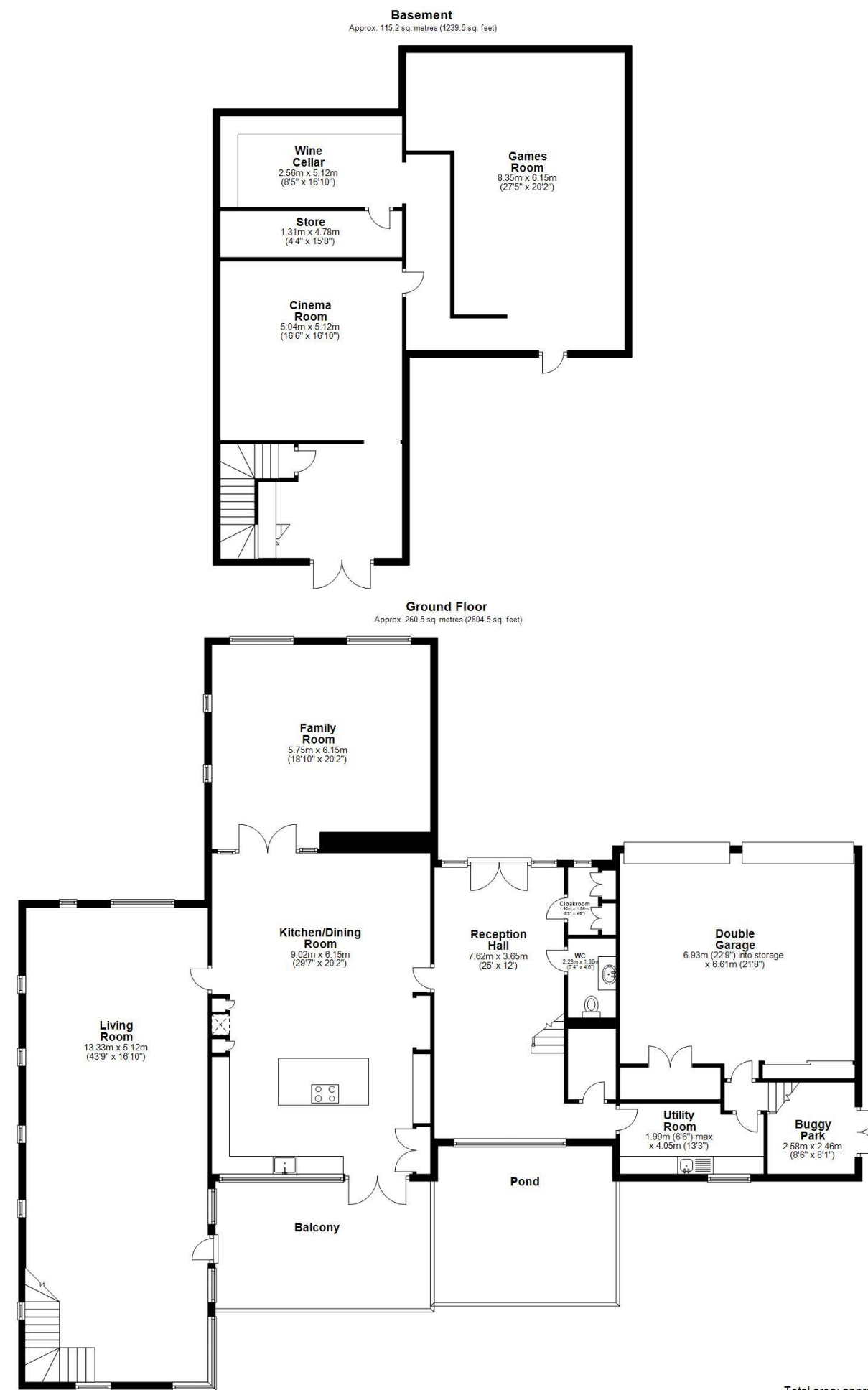


Harry Young
0191 223 3500
harry.young@sandersonyoung.co.uk









Total area: approx. 737.6 sq. metres (7939.3 sq. feet)

Plan produced using PlanUp.
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From the main entrance hall, the contemporary oak staircase leads up to the first floor landing which in turn gives access to four large bedrooms, three offering en-suite facilities and dressing room areas | The first floor also provides access to a fully equipped home gymnasium, hair salon and main family bathroom | Two separate staircases provide access to the second floor landing, where a further three good sized bedrooms can be found.

The owners have spared no expense, from the underfloor heating (in the lower ground floor, ground floor and bathrooms) to the Sonos speaker system in the kitchen, dining room and gym. The property also benefits from aluminium glazed windows, fully fitted alarm system with CCTV cameras and intercom system.

Fairway House is bordered by tall mature trees and shrubs creating a high degree of seclusion from all aspects. To the rear there is a generous family garden which is mainly laid to lawn with a fantastic, paved sun terrace which is ideal for alfresco dining and entertaining.

A gate within the Ramside Estate provides immediate access to the golf course and many of the residents have taken the opportunity of having their own golf buggies to use on the course or simply for driving to the gymnasium, spa, hair salon or restaurants which can all be found close by on private accessible buggy paths.

Immaculately presented throughout, this superb and substantial modern home simply demands an early inspection to fully appreciate the quality and size of accommodation on offer.

Services: Mains gas, electricity & water | Private drainage Tenure: Freehold | Council Tax Band: H



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rare!
From Sanderson Young