



# Squirrel Haven

Medburn





## Squirrel Haven Medburn. Newcastle upon Tyne NE20 0JB

Purchased by the current owners in 2019, this magnificent, detached luxury home has been extensively refurbished, renovated, and designed, to an impeccable standard. The owners have superb taste and the whole appearance of the house, externally and internally, has been altered to create a very comfortable, luxurious family home.

The house occupies a site of circa 0.4 acres and has electrically operated sliding entrance gates set in stone pillars with an intercom system. The driveway gently leads down to the courtyard and parking, adjacent to the double plus garage, with ample parking for many cars with lovely illuminations surrounding the driveway.

The gardens have been designed by an award winning gardener and professionally landscaped, both at the front and rear, and are ideal for families with a superb rear west facing terrace and patio which is perfect for summer afternoons, evenings, and alfresco dining.

The house itself has considerable appeal with its natural heritage paintwork and its beautiful windows. The entrance portico is impressive with its oversized main door leading into the stunning reception hall, with its fabulous flooring and staircase that leads to the gallery above.

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### Price Guide:

Guide Price £1,200,000

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Connecting from the entrance is a family games room and children's playroom to one side and then to the opposite side, a formal drawing room with beautiful fireplace and moody decoration, as well as views overlooking the gardens; both are superb entertaining spaces.

The rear of the hall provides an understairs storage cupboard and cloakroom, and access through Crittall doors lead into the stunning living, family & dining kitchen, which stretches across the majority of the width of the house at the rear and overlooks the west facing terrace and patio. The kitchen has been completely refurbished and replaced with a stunning solid wood in-frame farmhouse white painted kitchen with deep cabinets and solid drawer units, with brass catch handles and central island unit. The kitchen has a tremendous appeal and leads into a recessed butler's pantry with wine racking, drinks cabinet and storage space.

The breakfast/dining area is significant and large and opens to the sitting room and family room, with its built-in media wall being the focal point and the full width glass fronted fire beneath it. There are also Crittall doors linking from the formal drawing room back to this living room, giving great entertaining space for parties. The panoramic open large floor to ceiling doors connect the family sitting room to the outdoor terrace and lead, adjacent to this, down to the summer house which is also beautiful.



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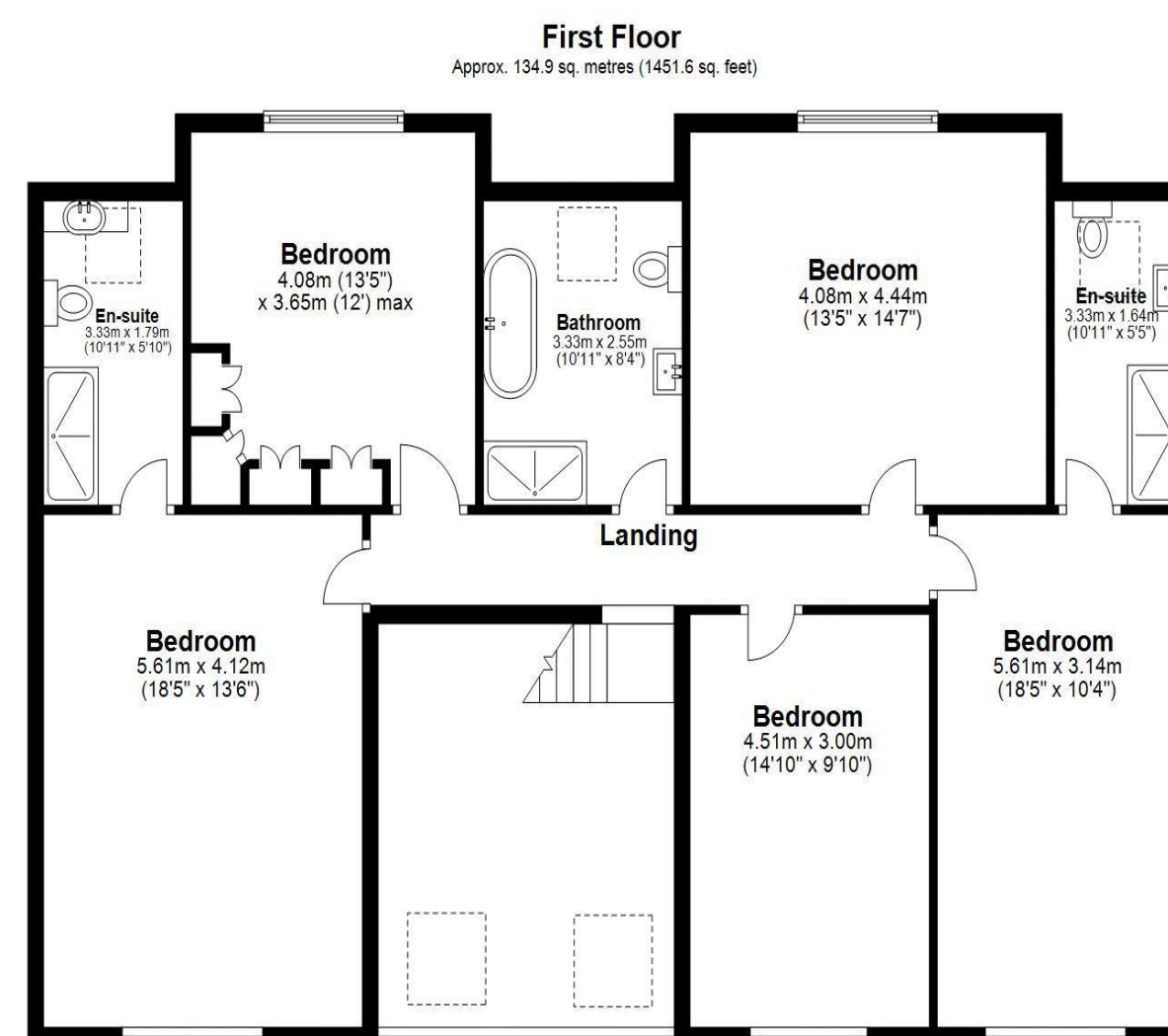
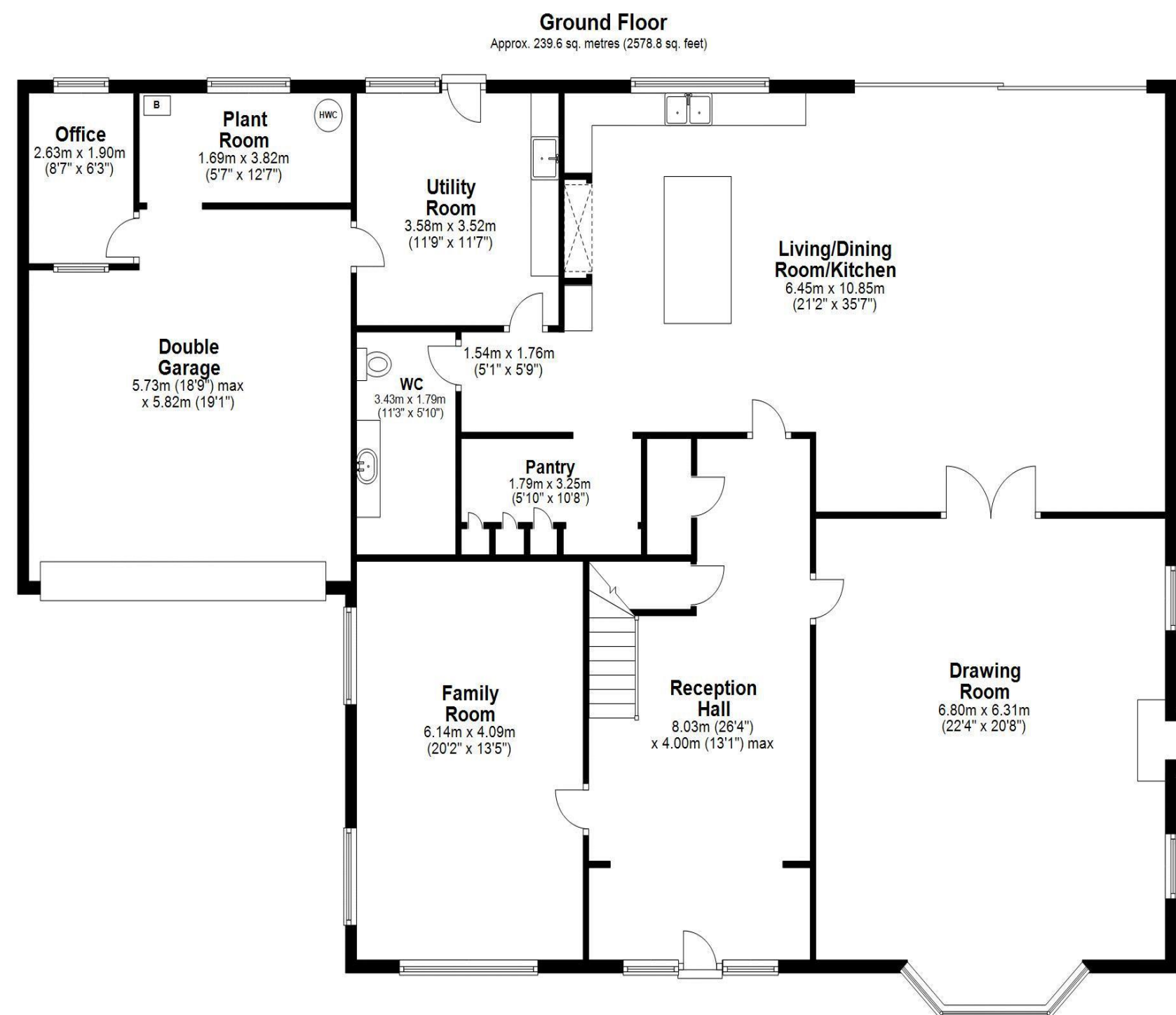
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The kitchen connects to the side of the property where there is a large walk in cloakroom wc, a utility room and excellent storage space. The very large double plus garage connects from this area, at the rear of which is an excellent storage and shelving area, as well as a separate panelled working study and office which is very useful for those who want to be separated from the main living space and work independently.

Returning to the main staircase, access leads to the first floor of the house and connects to a lovely landing which in turn leads onto five bedrooms, all of which are good double bedrooms. Two of the bedrooms have luxurious ensuite bathrooms with highly impressive tiling and beautiful suites. There are also fitted wardrobes to many of the rooms which are a great benefit. The family bathroom is magnificent and creates a beautiful master bathroom suite with feature tub bath and shower.

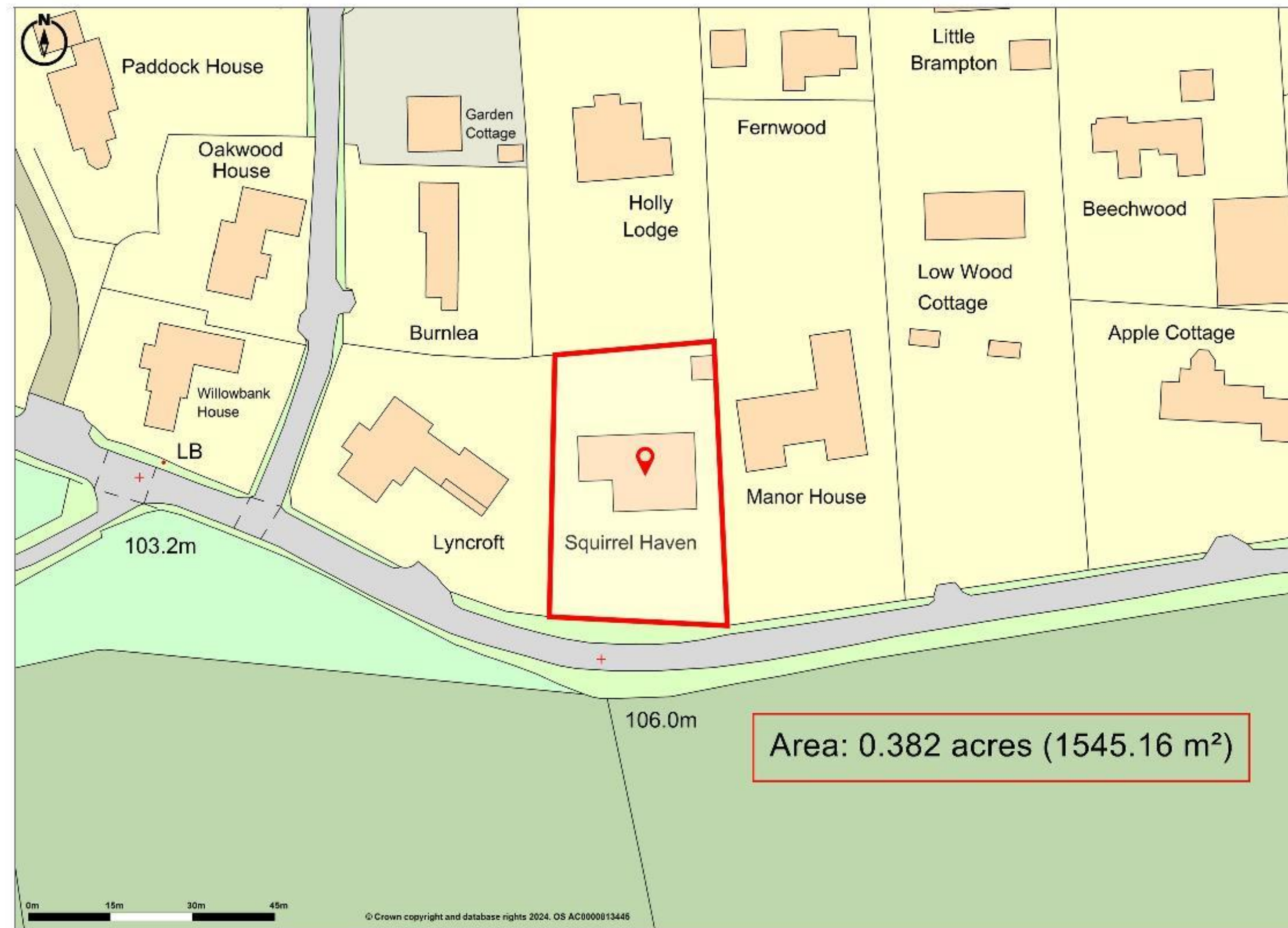
Squirrel Haven is a tremendous house, and the interior design and decoration are complimented by state of the art, top of the range fittings, including the stunning Buster+Punch light switches and the built in audio sound system, which are just some of the unique features.

The property must be viewed internally to fully appreciate the high quality of this delightful home. All confidential enquires to the sole selling agent Sanderson Young.

Services: Mains electricity, water & drainage | Oil central heating | Tenure: Freehold | EPC Rating: D

Total area: approx. 374.4 sq. metres (4030.4 sq. feet)  
Squirrel Haven, Medburn, -

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