



# Benlow House

Ovington



SANDERSON  
YOUNG





## Benlow House Ovington, NE42 6EE

Immaculately Presented & Significantly Renovated Detached Residence. Boasting an Open Plan Kitchen, Diner & Living Room, Separate Utility Room, Large Living Room, Study, Four Double Bedrooms, Two Bathrooms, Double Garage, Driveway for Multiple Vehicles & Situated on a Beautiful 0.25 Acre Plot with Stunning Views over the Surrounding Countryside!

This fantastic family home was purchased by the current owners in 2016 and has since been substantially remodelled and renovated to an extremely high standard throughout. Benlow House is well located on the outskirts of Ovington Village, with the Winships village bistro and wine bar which attracts a number of villagers due to its high quality food. Its easy accessibility into Wylam, Corbridge and other Tyne Valley locations is highly desirable and the road access from the A69 with its dual carriageway links very well to the market town of Hexham to the west and Newcastle to the east. Ovington village is well supported by neighbourhood facilities and has excellent local schools nearby with a very good reputation, including Mowden Hall School.

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### Price Guide:

Offers Over £625,000

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Boasting in excess of 2,300 sq.ft. the internal accommodation comprises: Entrance vestibule | Main hallway with staircase leading to the first floor and separate ground floor WC | Useful study placed to the front of the property with glazed patio doors leading to the gardens | Substantial living room with stunning views out of the dual aspect windows and benefitting from a recently installed log burning stove | Open plan kitchen, diner & living room with views over the front and rear of the property | The kitchen has been recently refitted to a high standard and benefits from modern worktops, cabinetry, large central island and integrated appliances throughout | Generous utility room with pantry cupboard and second ground floor WC.

The staircase then leads up to the first floor and onto four bedrooms | The principal suite is a very large double bedroom situated above the garage and benefits from a stunning refitted ensuite shower room/wc | Bedroom's two, three and four are all further double bedrooms, some of which enjoy fitted storage | Family bathroom is placed off the landing and has been refitted to an equally as impressive standard with three piece suite.



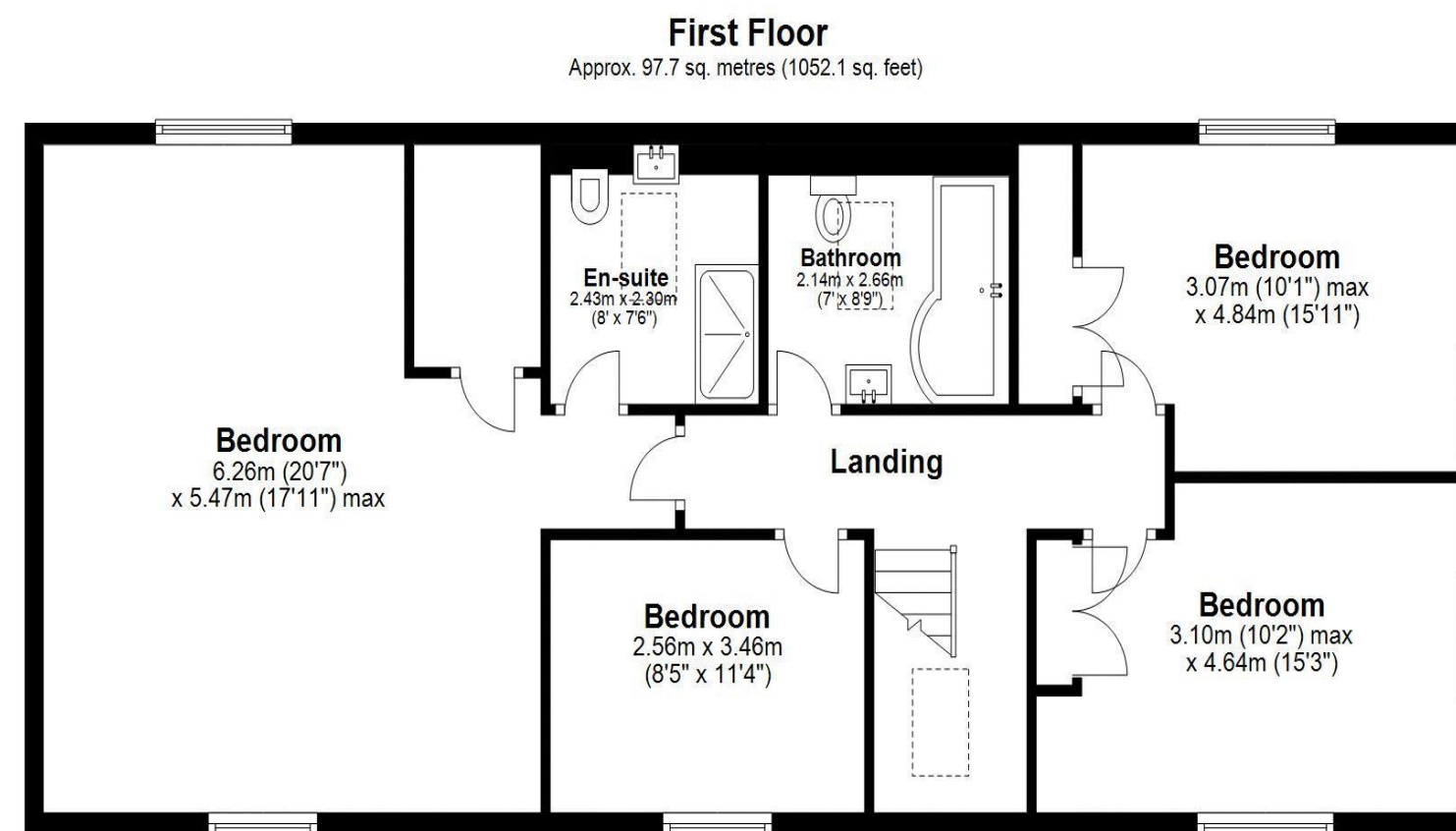
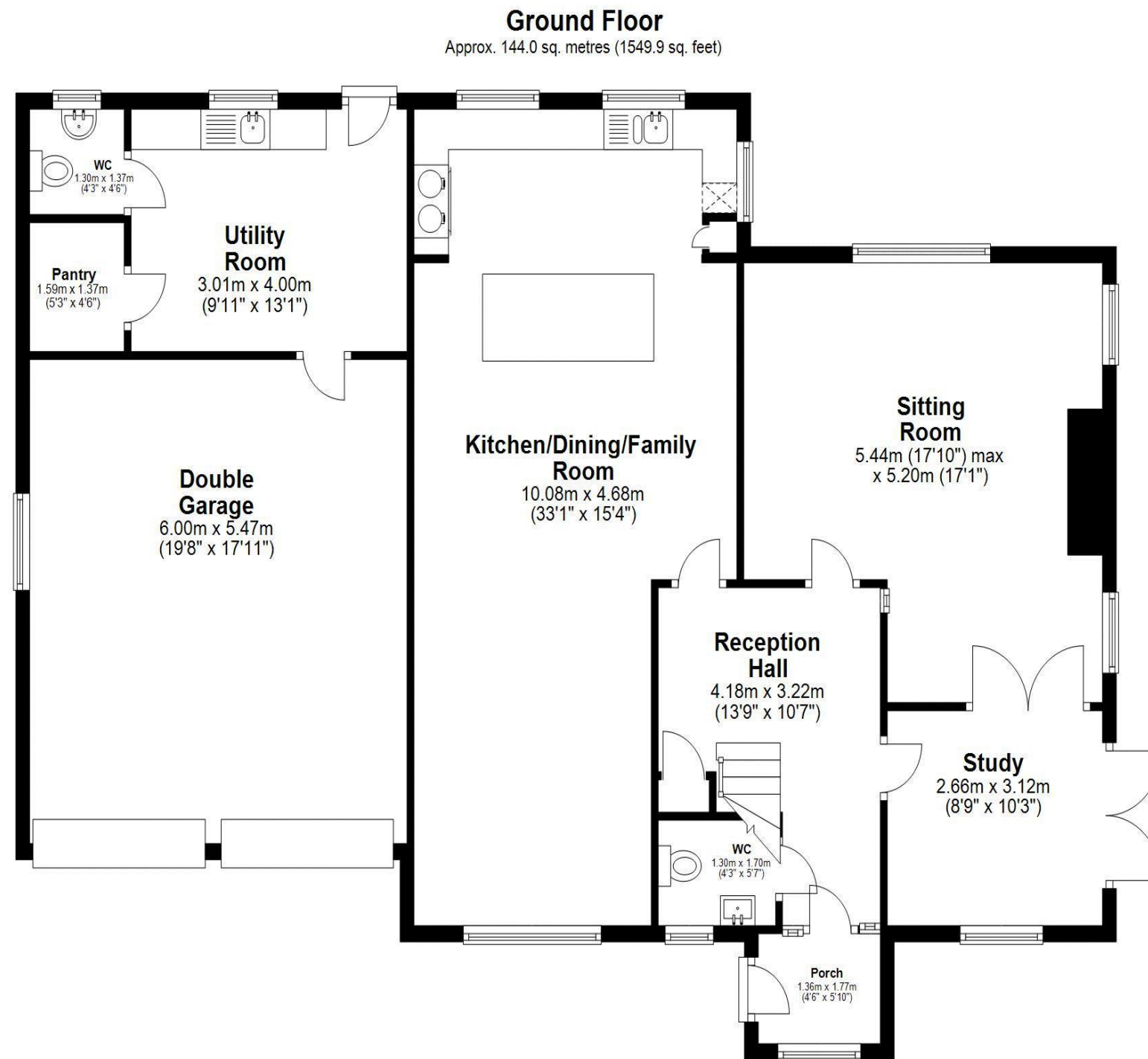
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Total area: approx. 241.7 sq. metres (2602.0 sq. feet)

**Benlow House, Ovington, -**



Externally, Benlow House offers a block paved driveway with off street parking for at least three vehicles | Integral double garage | Large wrap around garden which is laid partially to lawn and partially to various paved patio seating areas to enjoy the sun at different times throughout the day | The gardens are predominantly south & east facing but with uninterrupted views to the side garden to the west with a lovely relandscaped patio area.

Benlow House is a special highly desirable home, with fantastic accommodation laid out over two stories and early viewings are highly recommended to avoid later disappointment.

Services: Mains electricity & water, Oil central heating, private drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D



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