



# Oak House

Wylam









Oak House  
Wylam, Northumberland NE41 8AD

Occupying a Prime Plot Within the Centre of Wylam is This Stunning Detached Family Home. Oak House Boasts an Open Plan Kitchen/Dining & Living Room, Home Gymnasium, Living Room, Five Double Bedrooms, Three Bathrooms, Double Garage & Substantial Rear Gardens!

Constructed in 2014, this spacious residence is approached via electronic gates tucked just off Church Road, Wylam.

Wylam village offers a range of local amenities and outdoor activities, many of which are based around the River Tyne and the nearby parks and cycle routes.

The village has a number of shops and supermarkets, pubs and cafes/restaurants, including the award-winning Real Ale pub 'The Boathouse' located by the river and Wylam Train Station. Wylam First School, Ofsted rated 'Good', serves those primary school aged children, with Wylam Forest School serving pre-school children and rated 'Outstanding'.

Price Guide:  
Offers Over £999,995

5 2 3 B















Boasting in excess of 4,300 sq.ft, the internal accommodation comprises:

Vaulted reception hallway | Utility room | Rear formal living room with log burning stove and French doors onto the gardens | Downstairs WC | Second reception room, currently being utilised as a home gymnasium.

Substantial open plan kitchen, dining & living room benefitting from dual aspect views and access to the rear gardens | The kitchen is well equipped with integrated appliances, modern cabinetry and worktops.

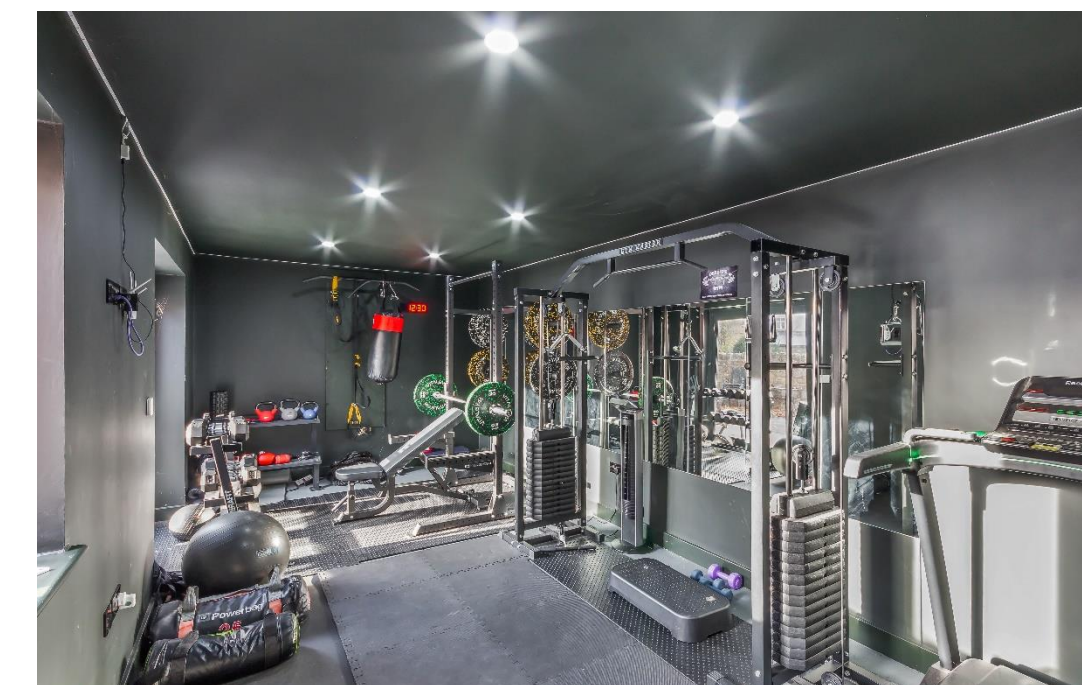
The staircase then leads up to the galleried first floor landing and gives access onto four bedrooms | The principal suite offers a generous double bedroom with dual aspect views and access onto its own dressing room and ensuite with four piece suite.

Bedrooms two and three are further generous doubles with a Jack & Jill bathroom | Bedroom four is a further double | Family bathroom with four piece suite | The landing offers access onto a handy study area with bespoke cabinetry.

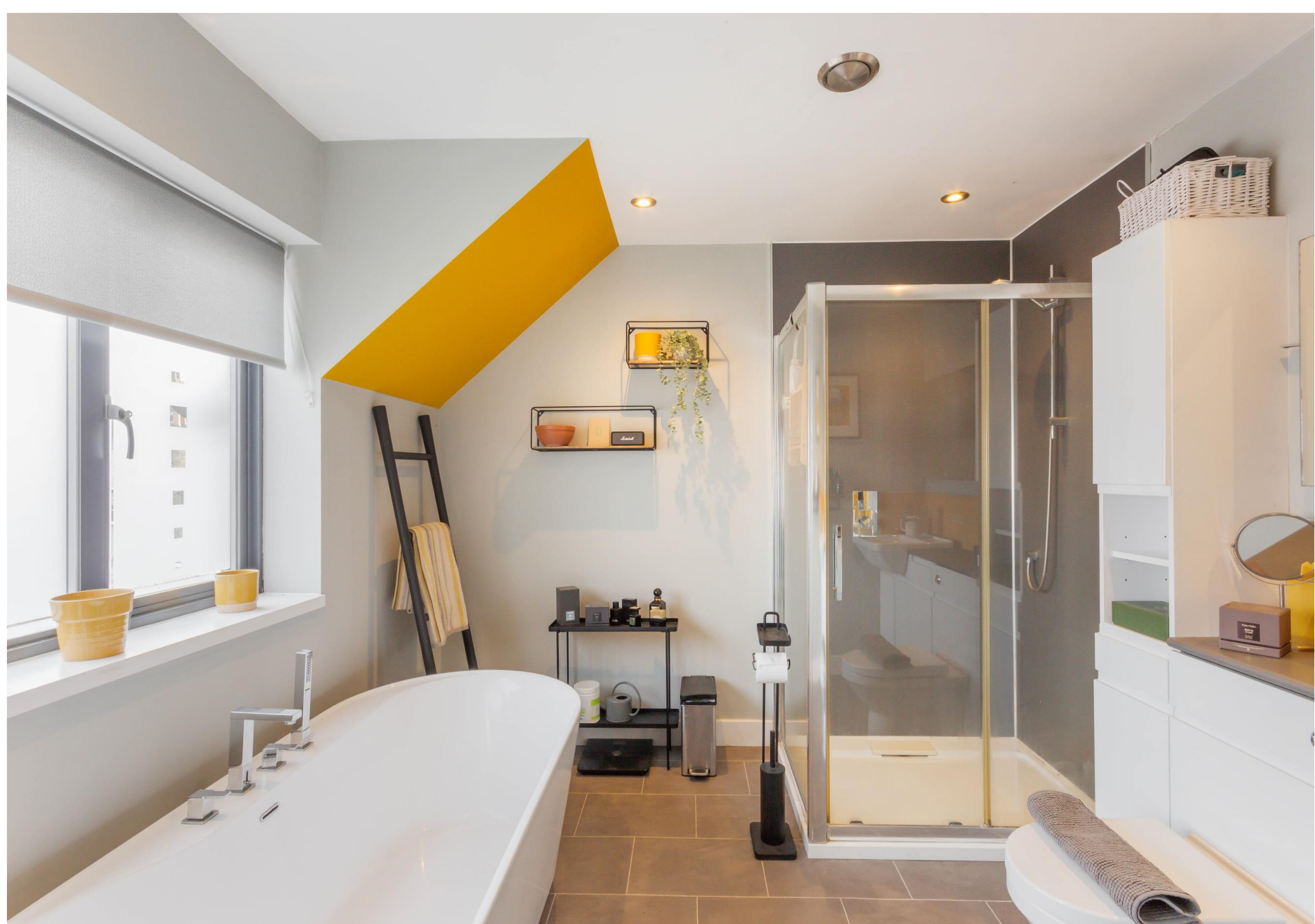
The stairs then continue onto the second floor and onto a fifth generous double bedroom, as well as access onto a useful store room.



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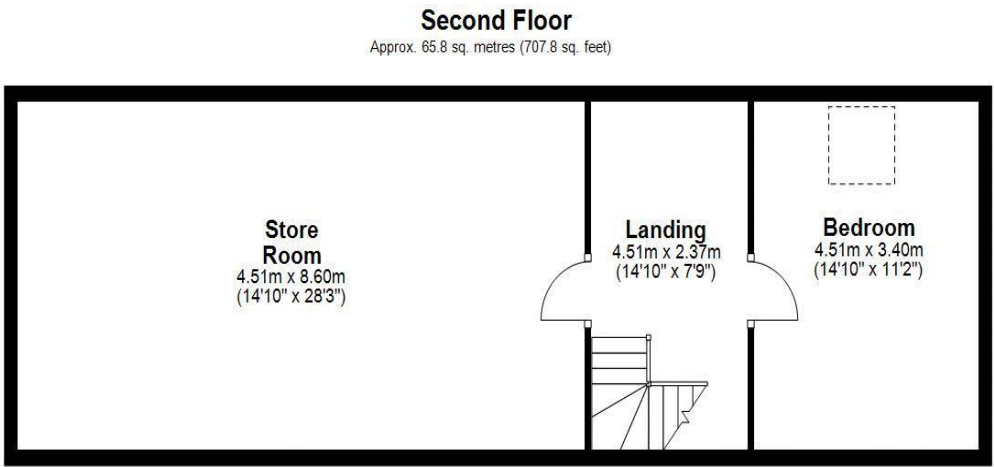
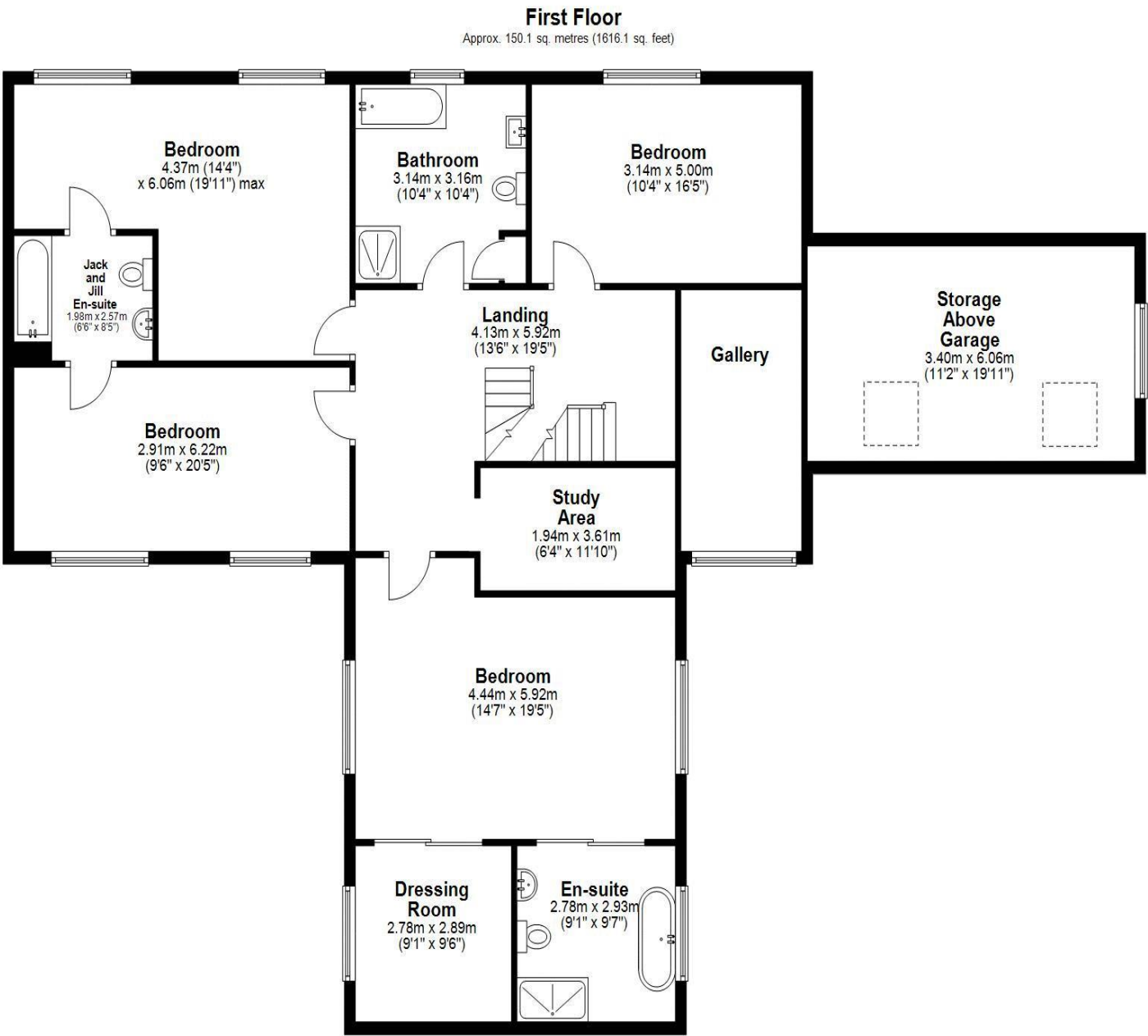
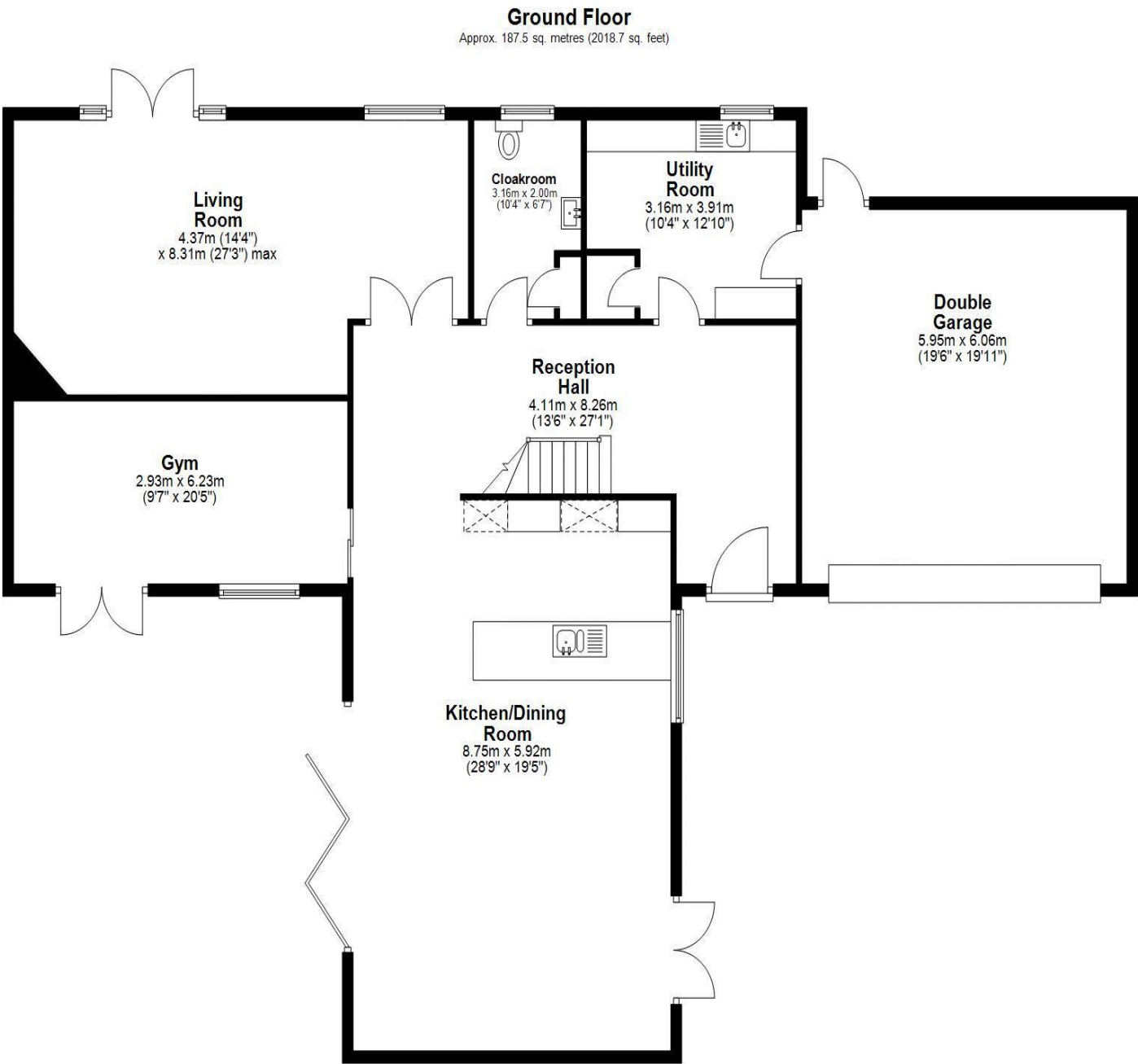












Total area: approx. 403.4 sq. metres (4342.6 sq. feet)  
**Oak House, Wylam**



Externally, Oak House benefits from a shared electronically gated access into its own private driveway offering off street parking for multiple vehicles | Access into the double garage with electric roller door and further storage above the garage.

The rear gardens wrap around the north and west of the property and are laid predominantly to lawn with various paved patio areas to enjoy the afternoon and evening sun with its fantastic westerly aspect | Sitting on a plot size of approximately ¼ acre, the gardens are extremely well maintained and mature, offering a great degree of privacy.

Extremely rare to the marketplace, Sanderson Young are delighted to offer this beautiful home for sale and viewings are deemed absolutely essential to fully appreciate the size and quality of accommodation on offer!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: B







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rare!  
From Sanderson Young