



Fencer House

Fencer Hill Park, Gosforth

rare!
From Sanderson Young





Fencer House, Fencer Hill Park Gosforth, Newcastle upon Tyne NE3 2EA

Occupying a magnificent site of 0.55 acres, is this fabulous, detached, four bedroom family home.

Fencer Hill Park is a very exclusive cul de sac of luxurious properties, which vary in age and architecture significantly. It is set back from the Great North Road leading out of Gosforth and is surrounded by high quality recreation facilities nearby, including the Golf Course, the Racecourse and, to the rear of the cul de sac, a private football ground.

The property was purchased by the current owners in 1996 and is one of a small handful of individual dwellings, which have such a fabulous setting within this beautiful, quiet, and private enclave. The gardens surrounding the property have tall mature trees and this gives a great framing and quality to the maturity of what surrounds the house.

The property was built in 1960 and provides a lovely example of that style of architecture with split level floors and open rooms, as well as quality woodwork and a lovely open tread staircase that connects from the ground to the first floor.

Price Guide:
Offers in Excess of £895,000

4 3 3 E







The house is understood to extend to circa 3600 sq.ft. and includes a large double garage, as well as a super courtyard and driveway with parking for many vehicles.

The gated entrance leads through into the private gardens which have south facing open lawns to the front and a lovely aspect from the principal reception rooms that overlook this area.

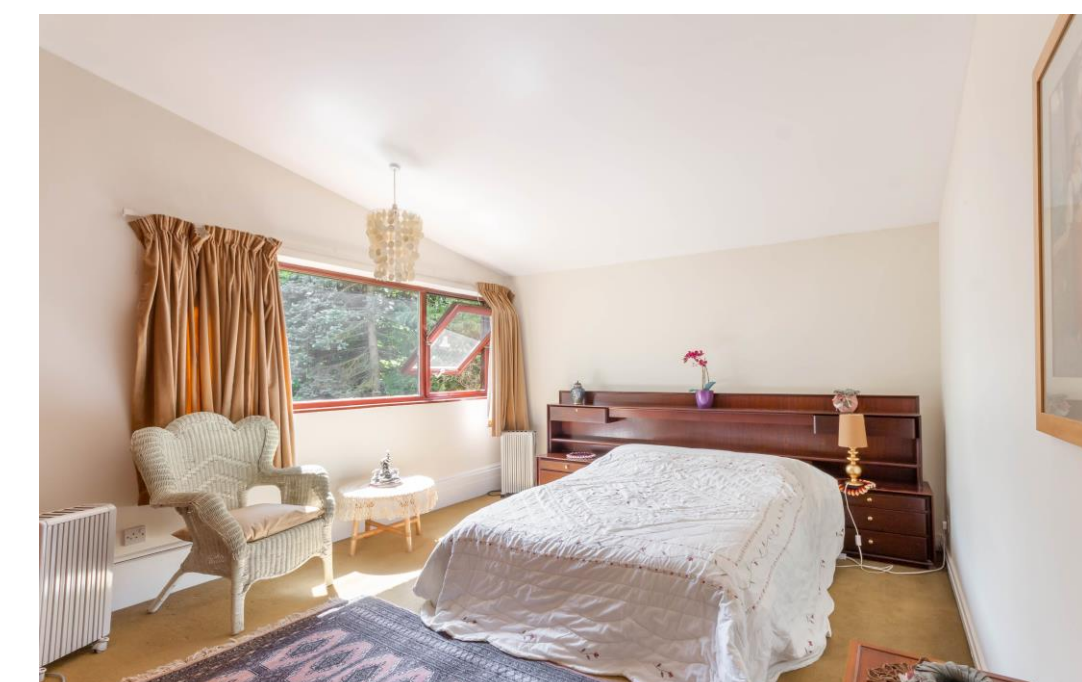
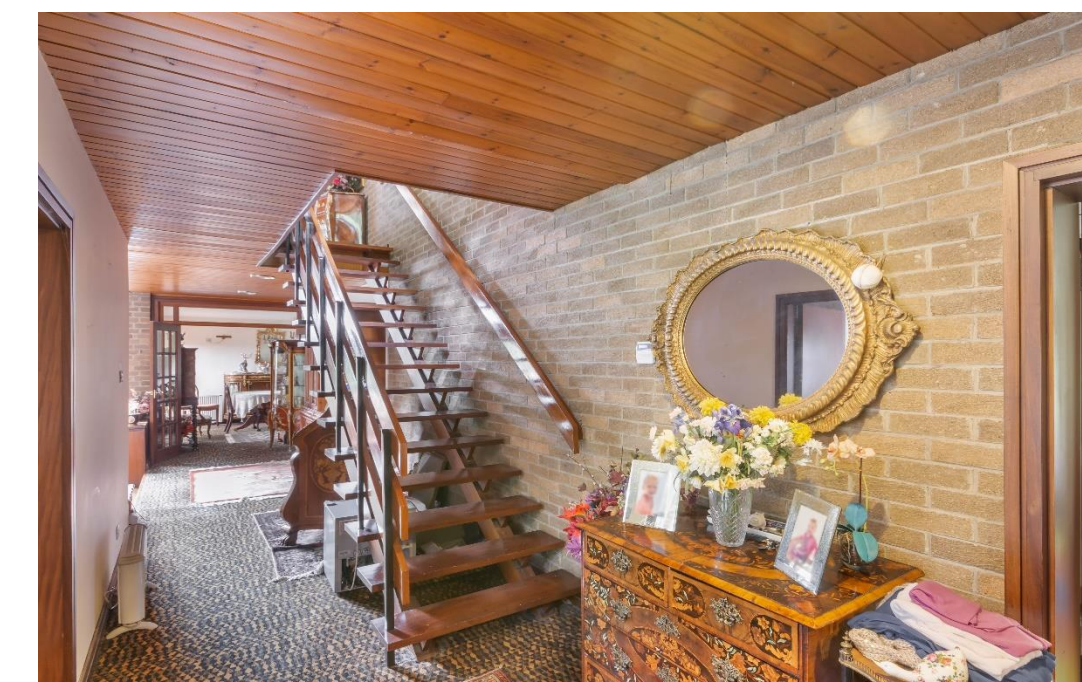
The entrance vestibule and hall lead onto a cloakroom WC and at the rear of the hallway there is a sunken lounge, with feature fireplace and access onto the garden and conservatory, as well as a study.

The dining room is also to the side and front of the property and is an elegant room with a good picture window overlooking the gardens.

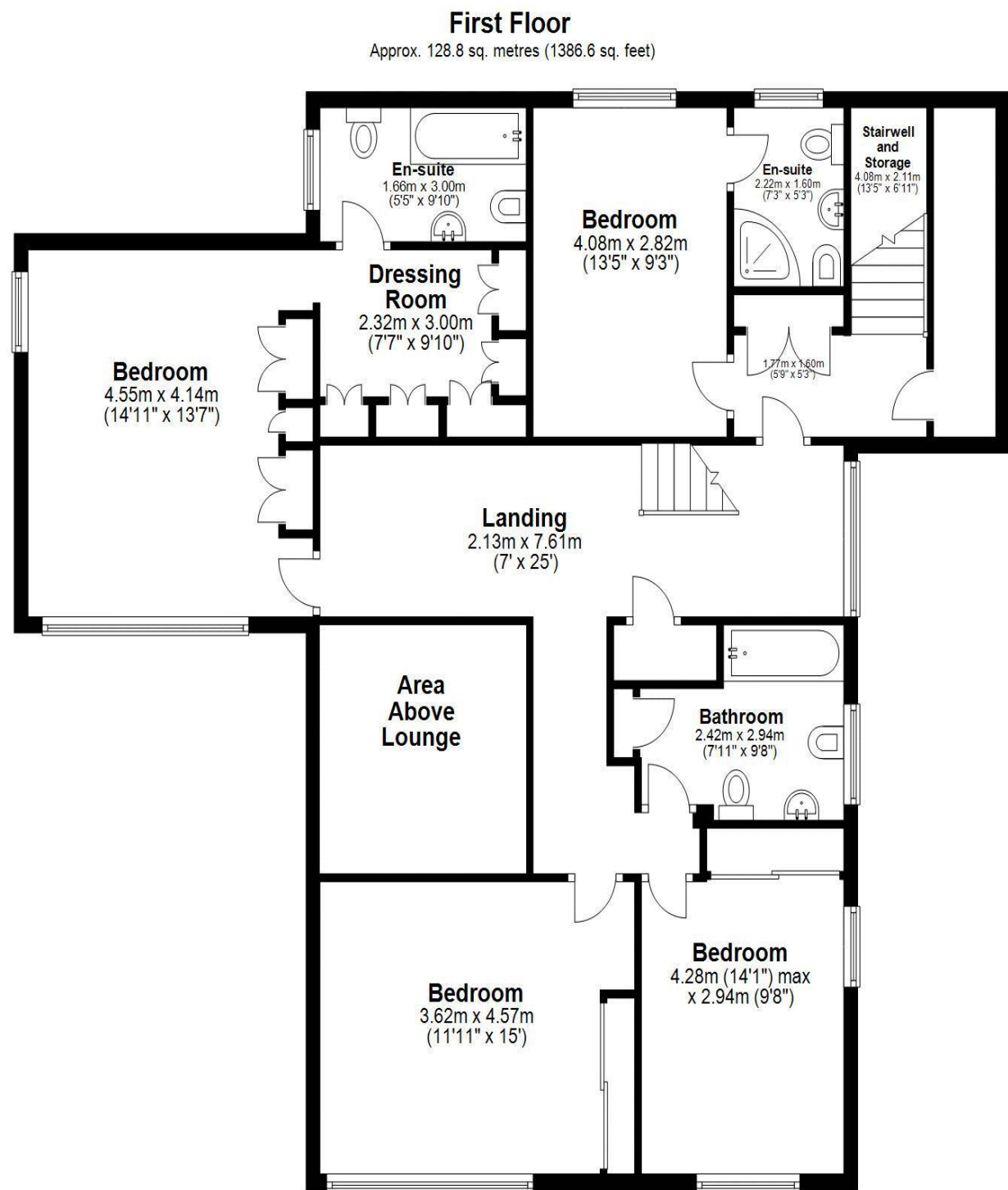
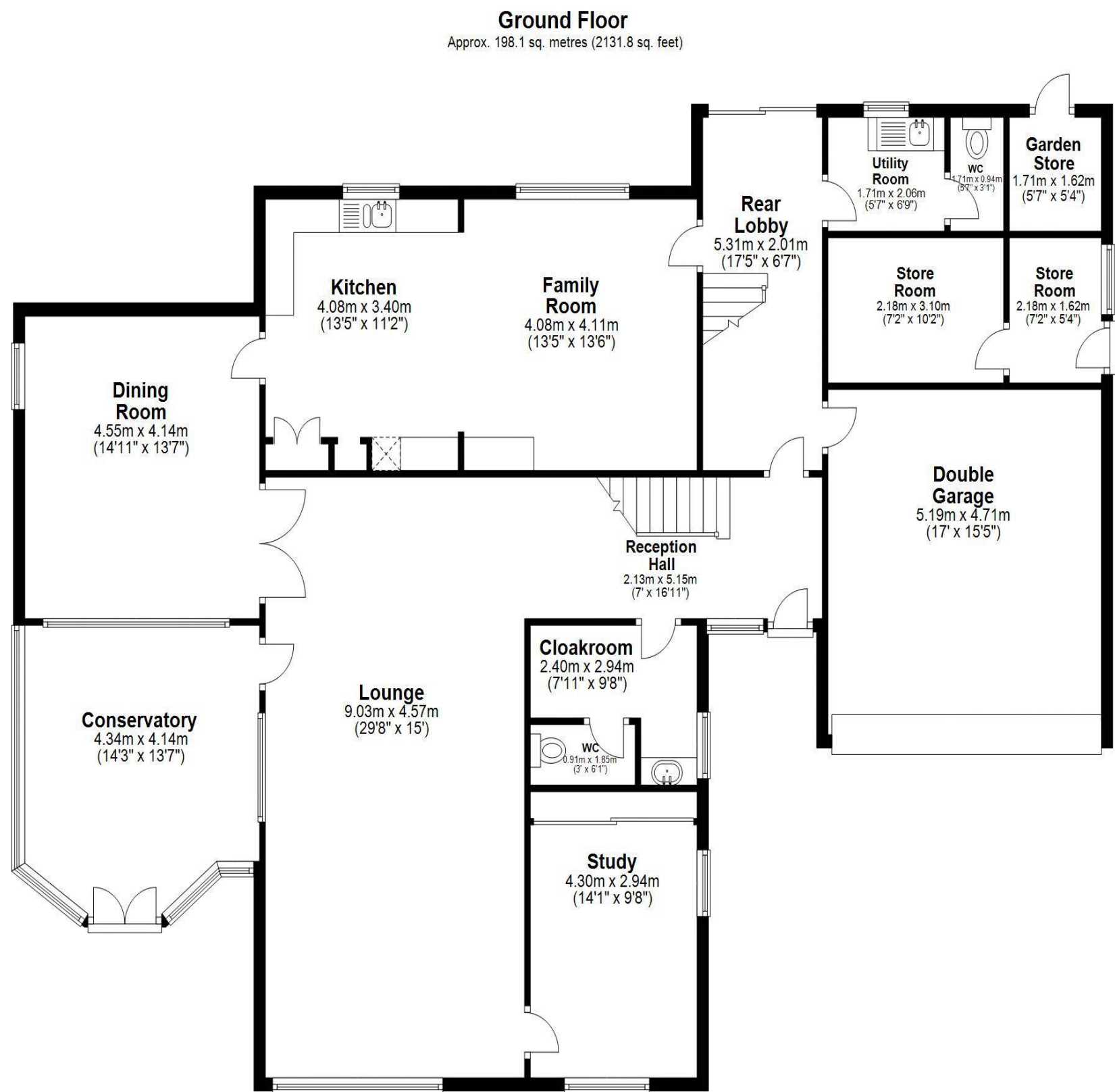
The kitchen/breakfast room is at the rear of the house, fitted with a range of wood cabinets and built in appliances, and leads onto a second rear stairwell and staircase, connected to the first floor above, as well as having access to the utility room and the garage.



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To the first floor, there is a unique gallery, four good double bedrooms, two ensuites and a family bathroom.

The property shows potential for updating and modernisation works and, in many respects, provides a blank canvas for what could be significant and large single and double storey extensions, to provide a much more imposing mansion house if required, since the site is large enough to take a house of greater proportions, if needed.

Fencer Hill Park is indeed a very special area and surrounded by high quality homes of which this is a good example.

Viewings are strongly recommended at an early opportunity to avoid later disappointment.

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

Total area: approx. 326.9 sq. metres (3518.4 sq. feet)
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