



Kenton House

Kenton Avenue, Gosforth



Kenton House, Kenton Avenue, Gosforth, Newcastle Upon Tyne, NE3 4JD

Kenton House, constructed in 2007, has been designed to the most exacting standards and provides one of the most impressive luxury homes we have had the pleasure to view within the city of Newcastle.

The property is set back from Kenton Avenue and has electrically operated gates linking into its mature gardens and grounds, which are superbly landscaped with beautiful lighting. The rear garden is large and has landscaped lawns, terraces, patio, mature trees and fence boundaries, whilst the courtyard at the front has good car parking space and leads to an integral double garage; security to the house is of a very high standard with comprehensive CCTV.

This very special family home incorporates state of the art intelligent wiring and Lutron mood lighting systems which are remote controlled from each room. The whole of the property is integrated with individual control panels in each room for lighting, sound and mood settings and there is a full air conditioning and air circulation system fitted throughout, which purifies the air circulating into the house and controls the temperature required.

The design features are very impressive and have been built with economy and quality as part of the main build requirement.

The interior design is by Gerry Burke and individual furniture is hand made by Michael Mancini, who has an extremely high reputation for quality; the bespoke furniture is stunning. The house has been designed professionally and presented to such a high standard that the owner of the property may consider selling some of the furniture within the property, subject to negotiation.

The art was commissioned at a substantial cost and has been bespoke made for individual rooms; some of the art pieces may also be available subject to separate negotiation.





The property has gas radiator central heating with under-floor heating to ground and first floors and radiators to the second floor. The windows are all double glazed and are constructed to a high standard.

Kenton House is a very impressive property and is well situated within Gosforth for its ease of access to local schools, Gosforth High Street and Newcastle city centre.

Vestibule | Entrance reception hall with curved hand-made staircase, magnificent feature light suspended from the second floor and Spanish marble flooring which continues as a feature throughout the principal rooms | Cloakroom and separate wc | Study/office with hand made furniture and access to the control room which accommodates the alarm system and TV wiring circuits | Highly impressive family kitchen/dining area/garden room with state of the art Parapan white high gloss cabinets and beautifully contrasting mocha work surfaces; the appliances throughout complement the quality of the cabinets, with Miele appliances and Sub Zero refrigeration | Dining area with large bay window with double doors leading to the gardens | Large walk-in pantry | Utility and laundry room connecting to garage | Separate WC | Stunning principal sitting room which doubles up as a cinema room with its media wall and state of the art plasma screen TV which is surrounded by built-in surround sound speakers | Gymnasium with sauna and bay window leading to terrace and decking

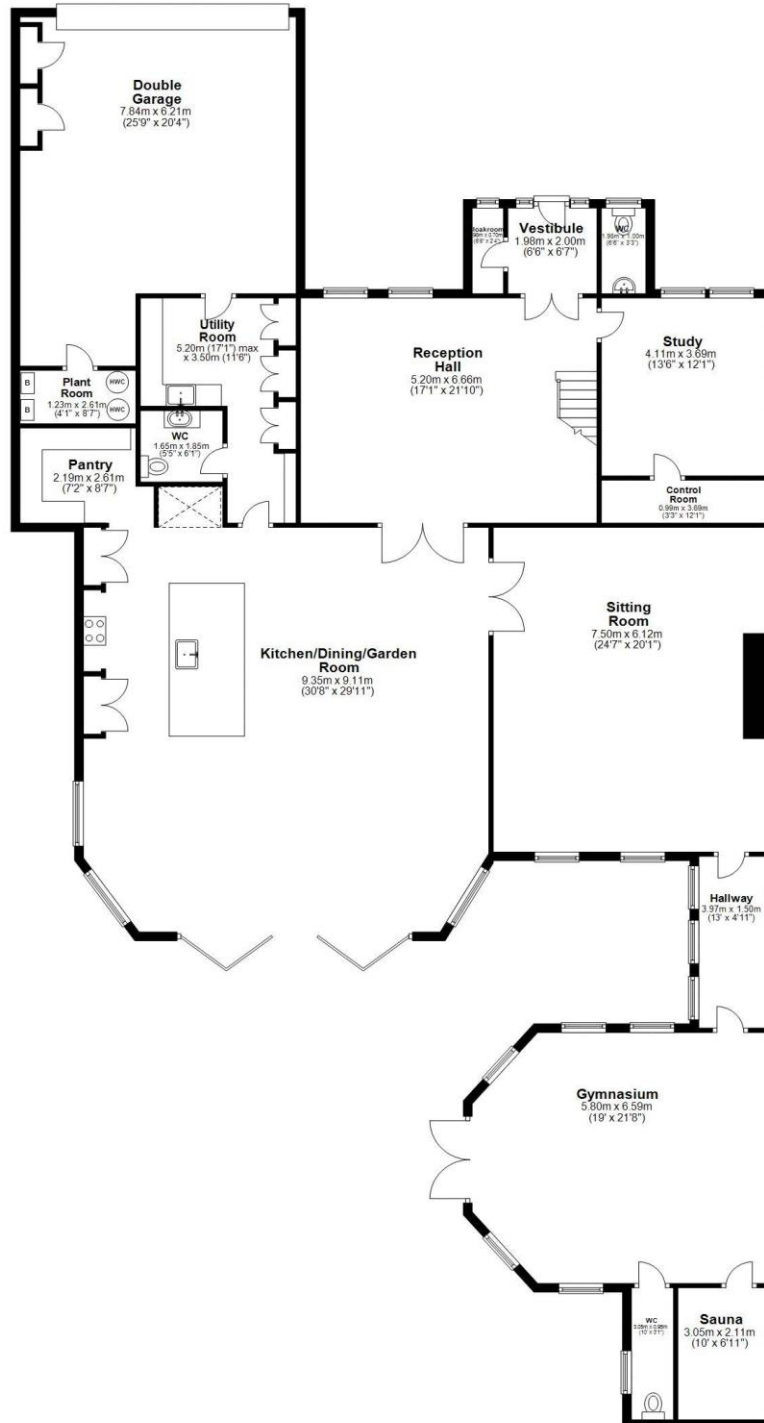
First floor galleried landing | Master bedroom suite with hand-made furniture, media wall, well equipped dressing room and stunning en-suite bathroom with double Jacuzzi spa bath and double wet room shower | Three further double bedroom suites, all with en-suite bathrooms with baths and showers; the fourth bedroom has its own mezzanine deck and study above | Second floor landing | Fifth bedroom suite with its own living room and en-suite bathroom/wc | Sixth bedroom with en-suite bathroom/wc

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: C

Price Guide: Offers in Excess of £3,500,000



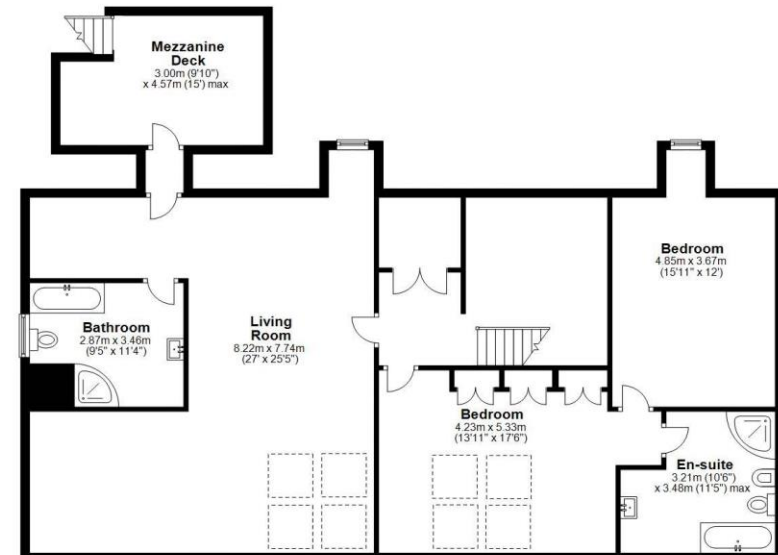
Ground Floor
Approx. 317.7 sq. metres (3419.4 sq. feet)



First Floor
Approx. 215.6 sq. metres (2320.3 sq. feet)

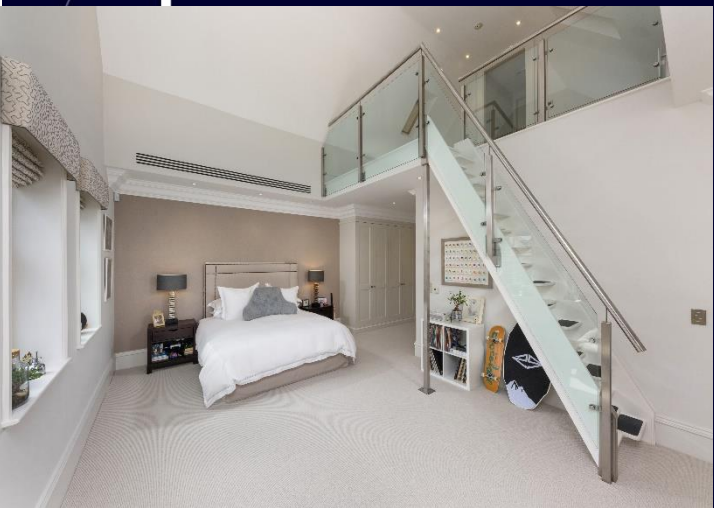


Second Floor
Approx. 154.5 sq. metres (1663.4 sq. feet)



Total area: approx. 687.8 sq. metres (7403.2 sq. feet)

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rare!

From Sanderson Young

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