

**BRUNTON**  
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# WINCHESTER TERRACE

Summerhill Square







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Exceptional Grade II Listed Victorian Terraced Home Boasting a Wealth of Period Charm, with Close to 3,200 Sq ft of Internal Living Space Including a Wonderful Open Plan Kitchen/Dining Space, Utility Room, Magnificent Full Width First Floor Drawing Room, Five Bedrooms, Generous Re-Fitted Family Bathroom plus Two Shower Rooms and Superb Lower Ground Floor Annex with Delightful Front Gardens, Enclosed Rear Courtyard Garden & Available with No Onward Chain!





# WINCHESTER TERRACE

## Summerhill Square

This imposing Victorian terraced home is ideally situated on the desirable Winchester Terrace, which forms part of the historic Summerhill Square Conservation Area. The area surrounding Winchester Terrace includes the Summerhill Pavilion and Gardens, which provide a great community resource and venue, which is run by the Summerhill Trust and is also home to the Summerhill Bowling Club, community allotment, orchard and nature garden.

Summerhill Square and the surrounding homes look over the central Summerhill Park which is positioned to the west side of the City of Newcastle and provides direct access by foot to everything Newcastle City Centre offers, including its countless shops, cafes, restaurants and amenities.

The property is also placed just a short walk from Newcastle Central Station, giving access to outstanding rail links throughout the region and indeed the country with excellent road links also provided with the A1 motorway just 5 minutes away. Also placed nearby is the historic St Matthews Church, Newcastle Helix, St. James Park and The Discovery Museum.







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## THE HEART OF THE HOME

The internal accommodation comprises: Lobby through to entrance hall, with stairs leading to all floors. To the right of the hallway is a superb, open plan kitchen/dining space which measures 35ft in length and enjoys a beautiful aspect out over Summerhill Bowling Club, with original coving, ceiling rose and working shutters.



The kitchen space is positioned to the rear, and is open to the dining room. This great space provides a range of fitted stainless steel and high gloss cabinetry, with a mixtures of stainless steel and wooden worktops. The kitchen enjoys a central island with breakfast bar, integrated 'Smeg' appliances with a window overlooking the rear courtyard. The hallway then leads down and to the very rear of the ground floor which offers a door with access to the rear courtyard and into a good sized utility room with further fitted storage and space for a separate washer and dryer.







# THE FINE ATTENTION TO DETAIL

The entrance hall then gives access to a door which opens to provide access to a staircase which leads to the lower ground floor area, which leads to an excellent integral annex space. This excellent and versatile part of the house is currently laid out as a one bedroom apartment with a cozy living room, including an Inglenook fireplace with modern wood-burning stove. To the side of the living room is a well appointed kitchenette with tiled flooring with underfloor heating, induction hob and door leading into a pantry cupboard/store. To the rear is a great double bedroom, again with Inglenook fireplace and window to the rear. To the very rear of the lower ground floor is a shower room with WC.

The stairs then lead up to the first floor and give access to the family bathroom, which is generous in size and benefits from a six piece suite and is fully tiled and again enjoys underfloor heating. The stairs continue up to the first floor which leads to a magnificent, full width drawing room (or principal bedroom) which provides three, floor to ceiling windows with working shutters and outstanding views out over the bowling club and towards the city. This excellent living space measures 20ft in width and also enjoys original decorative coving, ceiling rose and marble fireplace. The drawing room also benefits from access to a private wrought iron balcony. To the rear of the first floor is a great double bedroom with period fireplace and bespoke fitted storage.

The stairs then continue up to the second floor, which in turn gives access to three further bedrooms or which two are comfortable doubles and all with bespoke fitted storage. The top floor bedrooms are serviced by a shower room and separate WC.







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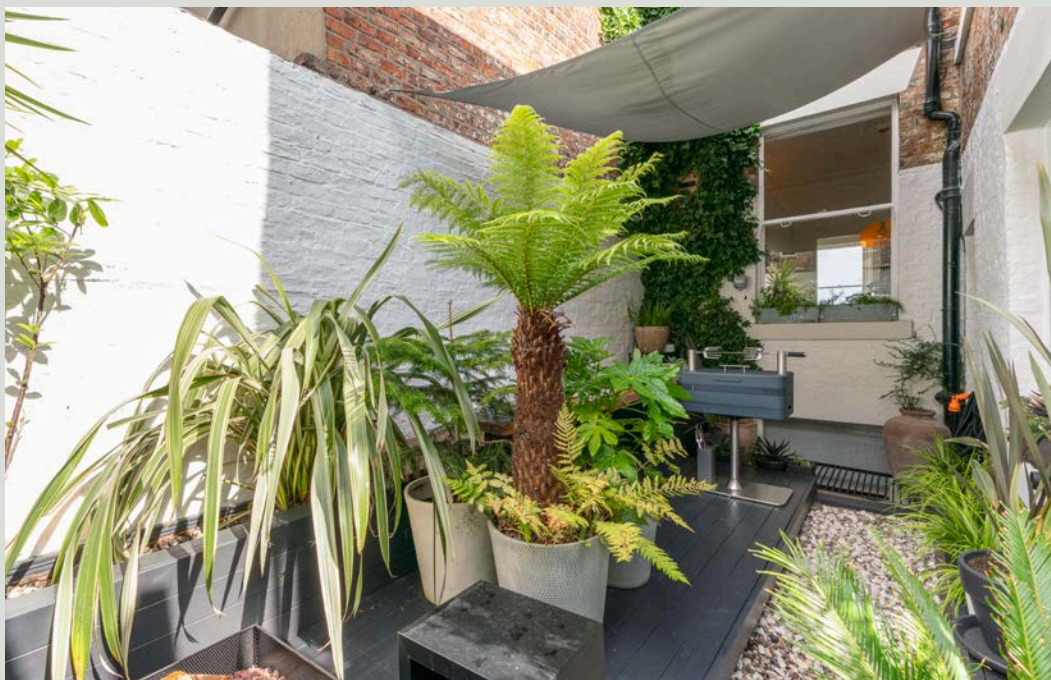




## GROUNDS AND GARDENS

Externally, the property enjoys a beautiful and mature front garden with tall hedged boundaries and well stocked borders and decked seating areas. To the rear, is a delightful enclosed courtyard garden with bespoke fitted seating, store and gated access to the rear service lane.

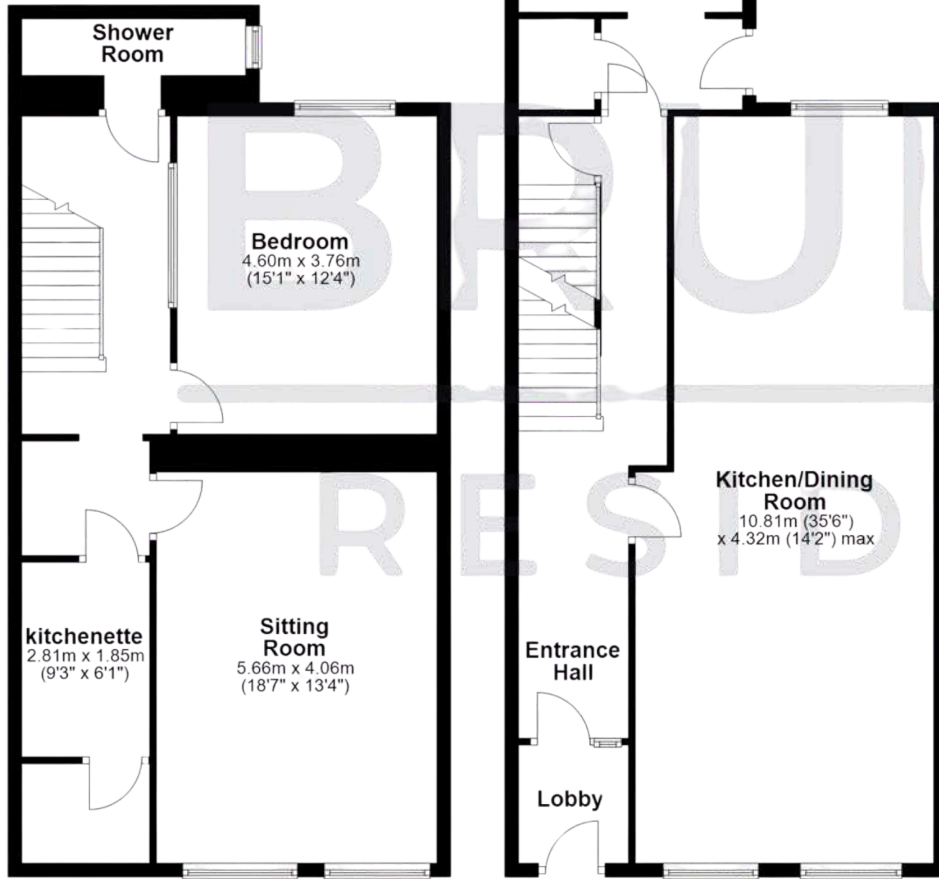
Immaculately presented throughout, this exceptional Grade II Listed family home provides a wealth of period charm and early viewings are deemed essential!





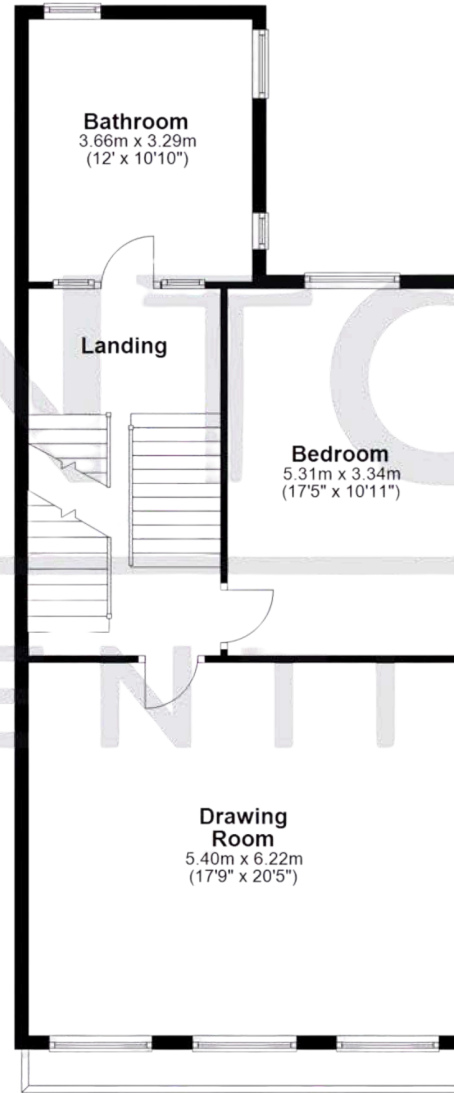
### Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



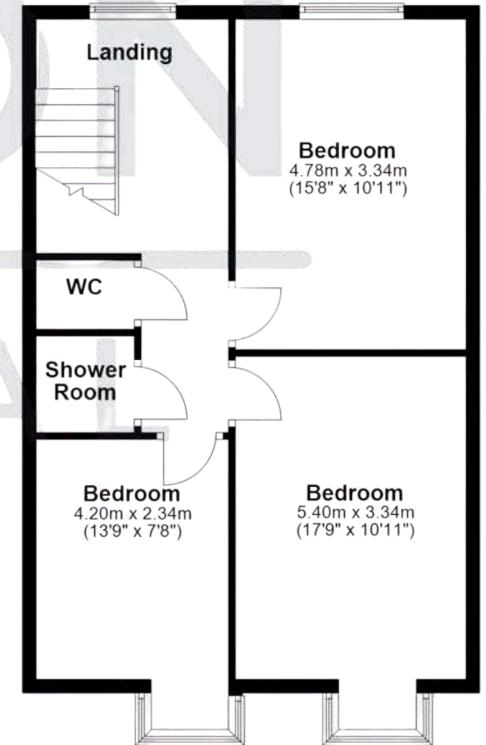
### Second Floor

Approx. 79.9 sq. metres (859.5 sq. feet)



### Third Floor

Approx. 58.0 sq. metres (623.8 sq. feet)





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## WINCHESTER TERRACE

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