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BURGHAM HOUSE, BURGHAM PARK, NE65

Offers Over £695,000

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Immaculately Presented, Stone Built Detached Family Home Boasting a Private Heated Swimming Pool with Three Reception Rooms, Open Plan Kitchen/Breakfast & Family Room, Four Double Bedrooms, Contemporary Re-Fitted Family Bathroom and En-Suite with a Large Detached Double Garage with Annex Offering Beautiful Lawned Gardens and Placed Within a Desirable and Prestigious Position within the Private Burgham Park Estate, Northumberland.

Burgham House, which is nestled within a desirable and private community, is perfectly situated next to Burgham Park Golf Club and has been in the ownership of the current family for over 20 years.

The property itself is accessed via a gated entrance that leads to a large, gravelled multi-car driveway, providing off street parking with access to a large, detached garage. Entrance hall with store cupboard which leads into a central reception hall/family room with window over-looking the rear courtyard and gardens.

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The reception hall then offers several doors leading into two further reception rooms, one which is laid out as a dining room which is open to a generous 24ft living room with dual aspect windows, doors leading out onto the rear courtyard and wood-burning stove.

To the rear of the property is an open plan kitchen/dining and family room with integrated appliances, stone worktops and French doors leading out onto the gardens. A door from the kitchen leads into a utility/boot room with store and a door leading to the driveway.

The central reception hall then gives access to a rear hallway that in turn gives access to four bedrooms, of which all are comfortable double with fitted storage. The principal suite is a larger double room with dual aspect windows and en-suite shower room with WC.

At the end of the hallway a door then leads into a home gymnasium with window looking into the swimming pool with air conditioning unit and a door leading out onto the side. A door from the gymnasium leads into a wonderful swimming pool, which is heated, and measures 10m in length. The pool area offers views out over the courtyard and rear gardens with two sliding doors providing access out.

Externally, the property enjoys a generous plot with extensive lawned gardens which are south facing and enjoy wonderful open aspect views out over the surrounding greenery.

The property also provides a substantial, detached garage with electronic roller door, light and power. To the rear of the garage is a stairwell that leads up to the first floor and into an excellent study space and games room with separate WC. This space is extremely versatile and is ideal for those who wish to work from home or for those with older children. There is also a clear opportunity to create a 'granny annex' should it be required.

Well-presented throughout, with double glazed windows and oil-fired heating, this excellent family home is perfectly located, and early viewings are deemed absolutely essential.



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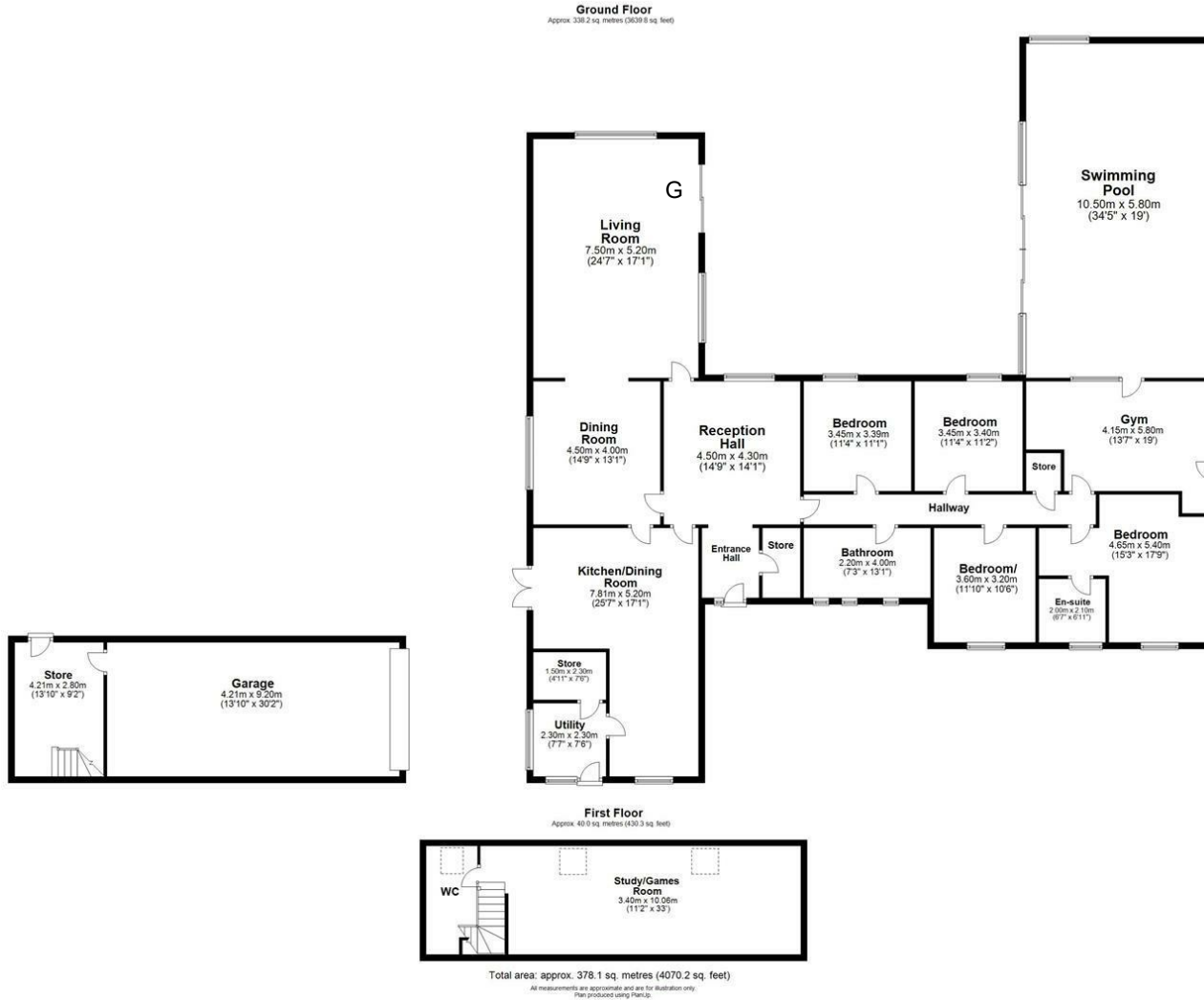
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	