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CAUSEY HILL, HEXHAM, NE46

Offers Over £825,000

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Delightful Detached Family Home Situated on a Desirable Private Road, Boasting Close to 3,000 Sq ft of Internal Living Space & Placed on a Generous, Elevated Plot Just off Causey Hill within the Historic Market Town of Hexham. Set Within Mature, Landscaped Gardens and Benefiting from Multiple Reception Rooms, Kitchen/Breakfast Room, Four Good Sized Bedrooms and an Integral Double Garage with Private Driveway.

Stocks is a substantial family home which is offered to the market with no onward chain and provides versatile and well-balanced living across two floors, including a selection of characterful reception spaces, a dedicated study, kitchen/breakfast room with utility/boot room. Many rooms enjoy beautiful garden views with natural light and space being key highlights throughout. The surrounding mature lawned gardens provide both privacy and lovely open aspect views, creating a rare sense of seclusion within close reach of Hexham Town Centre.

Occupying a quiet position within one of Hexham's most desirable residential areas, the property is ideally placed for access to the town centre's shops, restaurants and amenities. Well-regarded schools and excellent rail and road connections are also found just a short walk away, making this an exceptional opportunity in a highly sought-after location.

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The internal accommodation briefly comprises: Central entrance hall, with ground floor guest cloakroom/WC and staircase leading to the first floor. To the right-hand side of the hallway is a generous and well-presented lounge with fireplace and dual-aspect windows. This room is then open to the extended (and architect-designed) garden room, with three large windows and one fully glazed feature window offering superb open-aspect views over the front and side gardens.

To the rear of the ground floor is a further reception room (which is currently set out as a dining room) which offers a walk-in bay window with window seat and views out over the rear gardens. This room also enjoys a period fireplace. The ground floor accommodation also offers a well-presented home office/study with fireplace and fitted bookshelves. This room enjoys a window overlooking the front gardens and is a perfect work-from-home space.

Completing the ground floor is a well-presented, open-plan kitchen/breakfast space with a fitted kitchen installed by 'Smallbone', featuring integrated appliances and a window overlooking the rear garden. A further door from the kitchen leads into a good-sized utility and boot room with access to the side, along with an additional door leading through to a final reception room. This superb room enjoys a beautiful timber vaulted ceiling, fireplace and a bay window with window seat overlooking the rear gardens. This space is particularly impressive and forms a superb individual feature of the property.

The stairs then lead up to the first-floor landing, which in turn gives access to four good-sized bedrooms. The principal suite, which is generous in size, offers access to a walk-in wardrobe and also benefits from a re-fitted en-suite shower room. The first floor also provides access to a family bathroom and a further store cupboard. All of the bedrooms enjoy large windows with beautiful aspects.

Externally, the property enjoys a superb and mature garden plot, with a large private driveway leading up from the private access road, providing off-street parking for multiple vehicles. The driveway leads to the integral double garage with electronic up-and-over door.

The gardens of Stocks surround the property and are very well maintained, with an abundance of well stocked and mature planted borders and large lawned garden spaces which are ideal for those with younger children. The rear gardens are directly south facing and enjoy a beautiful raised garden with high hedged boundaries and well kept perennial/topiary bushes and trees. There is also a large paved patio seating area which is perfect for dining and entertaining along with a timber garden store.

Well presented both internally and externally, Stocks provides a unique opportunity to secure a home on one of Hexham's most sought after residential locations and viewings are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

