

Ouston Lane  
Ouston  
Chester-Le-Street  
DH2 1QX







# Ouston Lane

Asking Price £1,125,000

## ENTRANCE PORCH

Attractive stone entrance porch with traditional tiling to floor and walls. Wood panelling and partially glazed door into entrance hall.

## ENTRANCE HALL

16'8" x 16'0"

Stunning entrance hall with original renovated Georgian style staircase, black granite fireplace for decorative purposes, quality LVT rigid core commercial grade flooring professionally laid in herring bone pattern and which continues throughout large parts of the ground floor. Period style panelling to walls plus a feature wall with exposed brick. uPVC double glazed window front facing. Column radiator. Recessed LED lights to ceiling. Doors leading off to Rear Hallway, Formal Drawing Room, TV/Cinema Room.

## FORMAL DRAWING ROOM

21'7" x 16'0"

Beautiful grand room with deep pile carpet flooring, fabulous central chandelier and matching wall lights (all with dimmer controls) black granite fireplace, magnificent uPVC double glazed bay window with views over the grounds, impressive period style wall panelling and stylish exposed brick, original coving to high ceilings. Column radiators. Doors leading off to Entrance Hall and Kitchen/Dining Room.

## CINEMA/TV ROOM

18'6" x 17'5"

Impressive panelled walls finished in Farrow & Ball "Downpipe" for stunning effect with built-in media wall comprising space for 65" flat screen smart tv and remote plasma fire. The recessed display shelving include remote control variable mood lighting to further enhance the ambience. Deep pile carpet. Dimmer controlled LED recessed lighting. Column radiator. uPVC double glazed bay window with views over the grounds. Door leading off to Entrance Hall. Doorway leading off to Office Suite and Reception Lounge.

## RECEPTION LOUNGE AND OFFICE

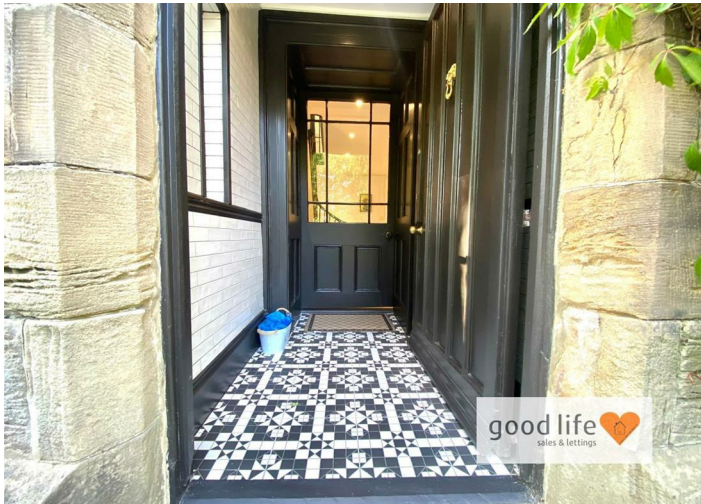
17'7" x 11'7" Reception

10'0" x 11'6" Office

This space was designed to create the most beautiful home office linked via glass crittal-style double doors to a comfortable reception lounge where you can work, relax or meet visitors. A rare and impressive barrel-vaulted ceiling is accentuated with an exposed feature brick wall and an open chimney breast with electric socket point provides an additional focal point. Period style panelling to walls. LVT style flooring throughout. There are 3 uPVC double glazed windows in these rooms allowing lots of light into the space and all offering lovely views over the grounds. Two large bare metal column radiators. The office area also offers extra socket points including usb charging points. Open doorway to Rear Hallway.

## REAR HALLWAY

Continuing with the flow of LVT style flooring, recessed LED lighting and period wall panelling. uPVC double glazed window. 2 Column radiators. Operating as an access hallway to Office, Bathroom, Prep Kitchen, Cellar/Boiler Room, Entrance Hall, Kitchen/Dining Room, Rear Staircase.



## BATHROOM

8'3" x 6'7"

Continuing with LVT style flooring. Exposed brick wall with large built-in mirror. uPVC double glazed window. Designer black sink bowl mounted on matching drawer unit with matching designed style flush mounted tap. Designer style black WC with concealed cistern and matching flush. Designer style shower cubicle in glass with black frame and matching waterfall shower plus separate hand held shower and flush mounted black controls. Stylish metro period tiling.

## PREP KITCHEN

12'4" x 7'10"

Continuation of the LVT style flooring, the Prep Kitchen was designed to provide a full working second kitchen with designer style fitted kitchen, stylish Prada Gold quartz work surfaces with inset Belfast ceramic sink and flexible tap, double Neff integrated oven and integrated ceramic Neff hob, under bench space for washing machine, dryer and extra fridge.

Wall mounted recent central heating boiler connected to remote controlled timer and thermostat control which can be adjusted by mobile phone remotely if necessary.

Two uPVC double glazed windows. Impressive exposed brick feature wall. Column radiator. There are currently new unused SMEG appliances (washing machine, dryer and fridge) in situ which may be available by separate negotiation.

## CELLAR/BOILER ROOM

With lockable access door leading off the Rear Hallway, steps lead down into cellar which occupies a space mostly below the main kitchen. Entry point for mains water and stop cock. Pressurised central heating cylinder recently installed and compatible with solar thermal panels if required in the future allowing hot water generation with maximum efficiency and minimal cost. Ample additional storage space within the cellar.

## MAIN KITCHEN/DINING ROOM

27'9" x 15'5"

Taken at widest points.

Stunning show kitchen. Continuation of the LVT style flooring flowing through much of the ground floor, the Main Kitchen comprises a range of floor and wall units with bespoke design finished in a Farrow & Ball "All White" eggshell, fluted columns and stunning central island complemented by quality Prada Gold quartz work surfaces for a durable and ultra stylish finish. Created as a social show kitchen for family and visiting guests, there's a double integrated Neff oven, an integrated Neff Microwave, integrated dishwasher, American style fridge freezer and an impressive ceramic hob situated upon the island perfectly positioned for social cooking with friends on the breakfast bar and in full view of the built- around 65INCH smart TV which can also be provided by separate negotiation.

The Kitchen is open-plan to the panelled Formal Dining area with uPVC sash windows to both areas. Two column radiators provide heat and a double inset white resin sink with brushed gold taps adds an extra air of luxury. Recessed LED lights to the ceiling and designer light fittings have been positioned above the island and dining table. Doors leading off to Formal Drawing Room and Rear Porch.

## REAR PORCH

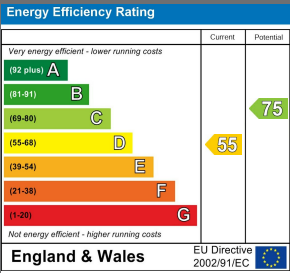
Accessed from main Kitchen and leading out to Rear Courtyard, the rear stone porch offers a character and practical feature addition to the rear of the property. LVT style flooring continued from Kitchen. Wooden frame single glazed windows. GRP double glazed security external door in cottage style.

## FIRST FLOOR LANDING

Period Georgian style Boudcase from Entrance Hall leading to First Floor Landing with bespoke banded stair runners and brass stair rods. Part galleried landing with period wall panelling and deep coving. uPVC double glazed window front facing with lovely views over grounds. Doors leading off to Bathroom, Bedrooms 1,2,3,4 and access to Rear Landing where Bedrooms 5&6 lead off. Rear Staircase and further uPVC double glazed window rear facing. Two column radiators. 3 steps lead up to an East Wing to the Principal Master Bedroom and Bedroom 2; the East Wing could be separated off privately to create a fabulous Master Bedroom Suite comprising Master Bedroom, En Suite and utilising Bedroom 2 as a large dressing area/room.

Local Authority  
Durham County

Council Tax Band  
G



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Total area: approx. 404.1 sq. metres (4349.1 sq. feet)

This floor plan is provided only as a guide to general layout and is not drawn exactly to scale. Where measurements are provided these should not be relied upon and potential purchasers should carry out their own investigations and measurements to satisfy their own needs or those of their party contractors. This floor plan remains the property of Good Life Homes and cannot be used or reproduced without express permission of the company. No using this floor plan without permission will incur a charge. Plan produced using PlanUp.



## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

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