

# Autumn House

LEAZES LANE | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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An immaculate detached family home situated on a wonderfully mature garden site, close to the centre of the market town of Hexham

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Hexham Town Centre 0.8 miles | Corbridge 4.8 miles  
Newcastle International Airport 23.9 miles | Newcastle City Centre 25.6miles





## Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen | Dining Room | WC | Utility Room | Sauna

Principal Bedroom with En-suite Shower Room | Further Bedroom with En-suite Shower Room

Bedroom with En-suite Bathroom

Detached Double Garage | Parking | Front & Rear Gardens | Patio | 'Secret' Garden | Shed







## The Property

Autumn House is a fantastic detached modern family home situated in the west end of the popular market town of Hexham, perfectly positioned for easy access to local amenities and to make the most of all that the fantastic local countryside offers from the doorstep. Sleek contemporary colour palettes and generous rooms offer bright, airy and welcoming modern living.

A large, light hall with open staircase opens on one side into a very well-proportioned sitting room with elegant wood panelling and built-in shelving. To the other side of the hall is the impressive kitchen, open to the dining room and fitted with a range of modern units, polished granite and solid oak worktops, integrated appliances and range cooker, yet with a wonderful traditional farmhouse kitchen feel. The vaulted ceiling allows light to flood in through a large skylight. A large island bench has space for work and informal seating, whilst the dining area has ample space for a table and chairs plus doors from both rooms lead out into the garden, ideal for barbeques and summer entertaining. Across the hall is a downstairs WC and a utility room providing further work space and storage, and plumbed for laundry, with a door out to the rear garden. Off the utility room is the wonderful surprise bonus of a sauna.

To the first floor, the principal bedroom is a calming space with an immaculate en-suite shower room and the two further double bedrooms echo this; beautiful décor and presentation and a smart en-suite shower room with dual sinks leading off one and a luxurious en-suite bathroom with separate shower and dual sinks from the other.



## Externally

Autumn House has driveway parking to the front leading to a detached double garage. A path to the front door runs alongside a small lawn and a side gate provides separate access to the rear garden. A patio runs across the rear and side of the house, ideal for sitting and al fresco dining, and the rear lawn with planted borders extends to an attractive stone end wall. It's beyond the gate in this wall that the magic happens; a wonderful secret and private garden, surrounded by mature trees, shrubs and stone walls, and a shed. The property extends to over 0.5 acres in all.







## Local Information

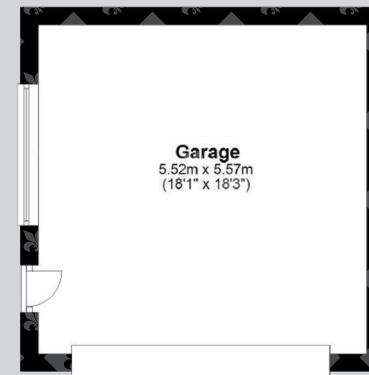
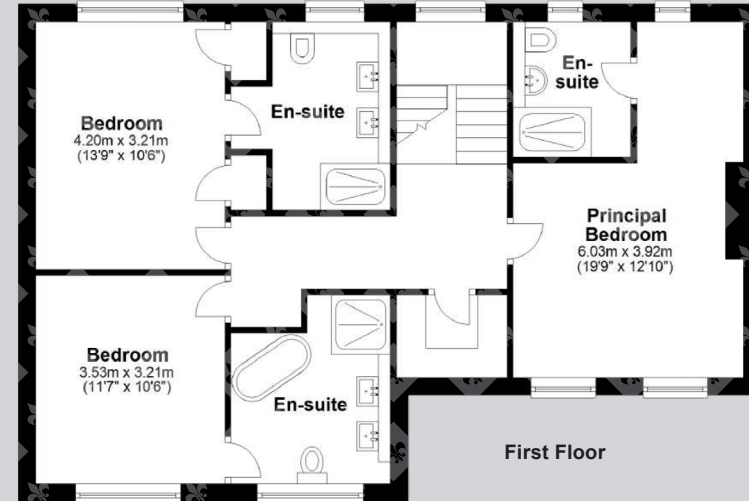
Autumn House is ideally placed within easy reach of the amenities in the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

# Floor Plans

Total area: approx. 259.3 sq. metres (2791.2 sq. feet)



## Directions

From Corbridge take the B6321 out of the village going across the River Tyne and on to the A695 to Hexham. After about 3.4 miles you will reach Hexham and at the roundabout follow Priestpople (B6305). Continue on this road for 0.5 miles and at the traffic lights, turn right onto the B6531 signposted for Alston/Allendale. After 0.4 miles turn left onto Leazes Lane. Go past Burswell Villas on the left and Broadway Gardens on the right, and the entrance to Autumn House is on the left-hand side with a name plaque at the bottom of the driveway.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

NE46 3BA

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

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