



# 19 CHARLETON WAY      AYRE ROTHBURY      PROPERTY SERVICES

# £420,000

GUIDE  
PRICE

A beautifully presented four-bedroom detached house on the highly popular Charleton Way. The property is centrally located within the development and enjoys fine views over gardens and parkland on the National Trust's Cragside Estate. A particularly high internal specification is further enhanced by neutral décor and fitted window blinds to the second floor. Extremely comfortable and spacious living accommodation comprises a wide Entrance Hall, large Living Room, open-plan Dining Kitchen with integral Siemens appliances including an electric double oven, induction hob, dishwasher, fridge and freezer. Garden Room which features a log burning stove, full height ceiling and glazed double doors leading out to a landscaped rear garden, Utility & WC. First Floor comprises of, Four Bedrooms and two Bathrooms (one En-Suite) featuring Porcelanosa tiling, a heated ladder towel rail and Villeroy & Boch sanitaryware. The property benefits from wrap around gardens and a spacious garage.

01669 621312  
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## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.



## Services

Mains electricity, gas, drainage and water. Fully double glazed. Solar Panels with 2 Batteries (with FIT).

## Postcode

NE65 7EE

## Local Authority

Northumberland County Council  
Tel: 0345 600 6400



## Council Tax

Band D - £ 2,471.89 - 2024/25

## Tenure

Freehold

## EPC Rating

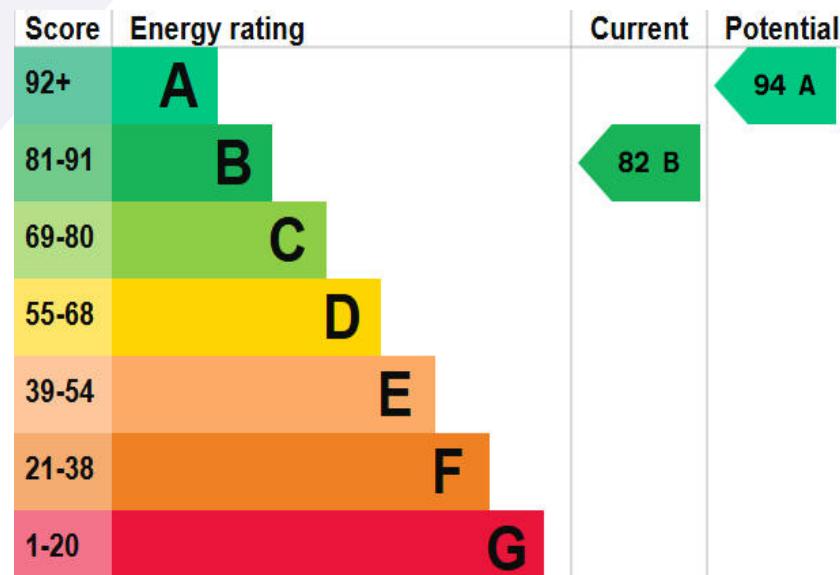
Current Rating - B  
Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

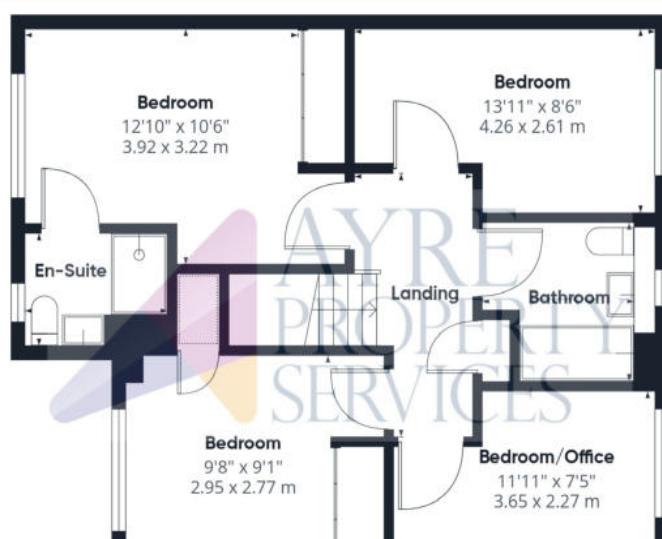
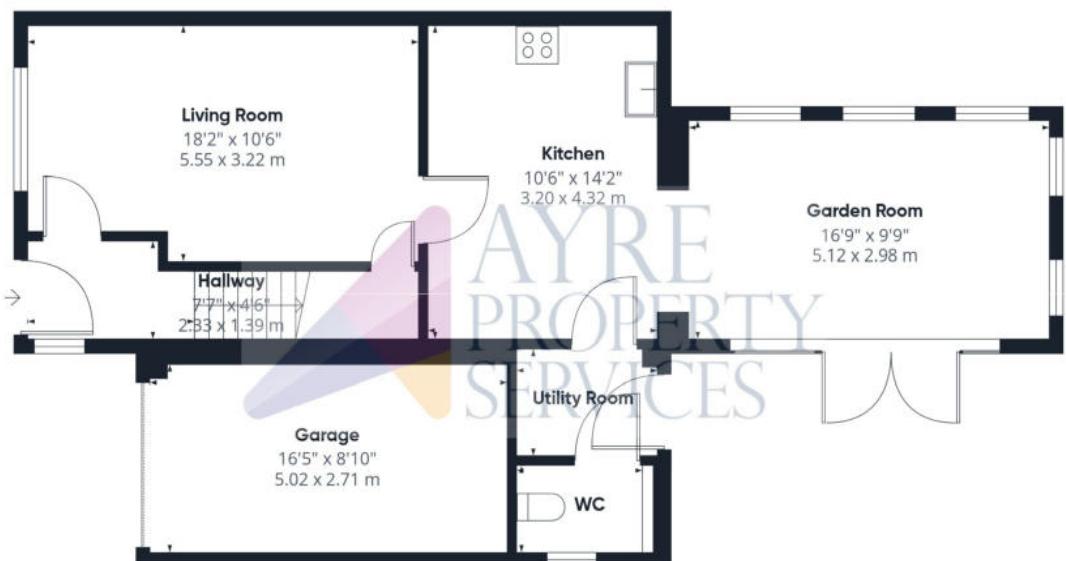
## Location

For detailed directions please contact the selling agents.



Details Prepared January 2026

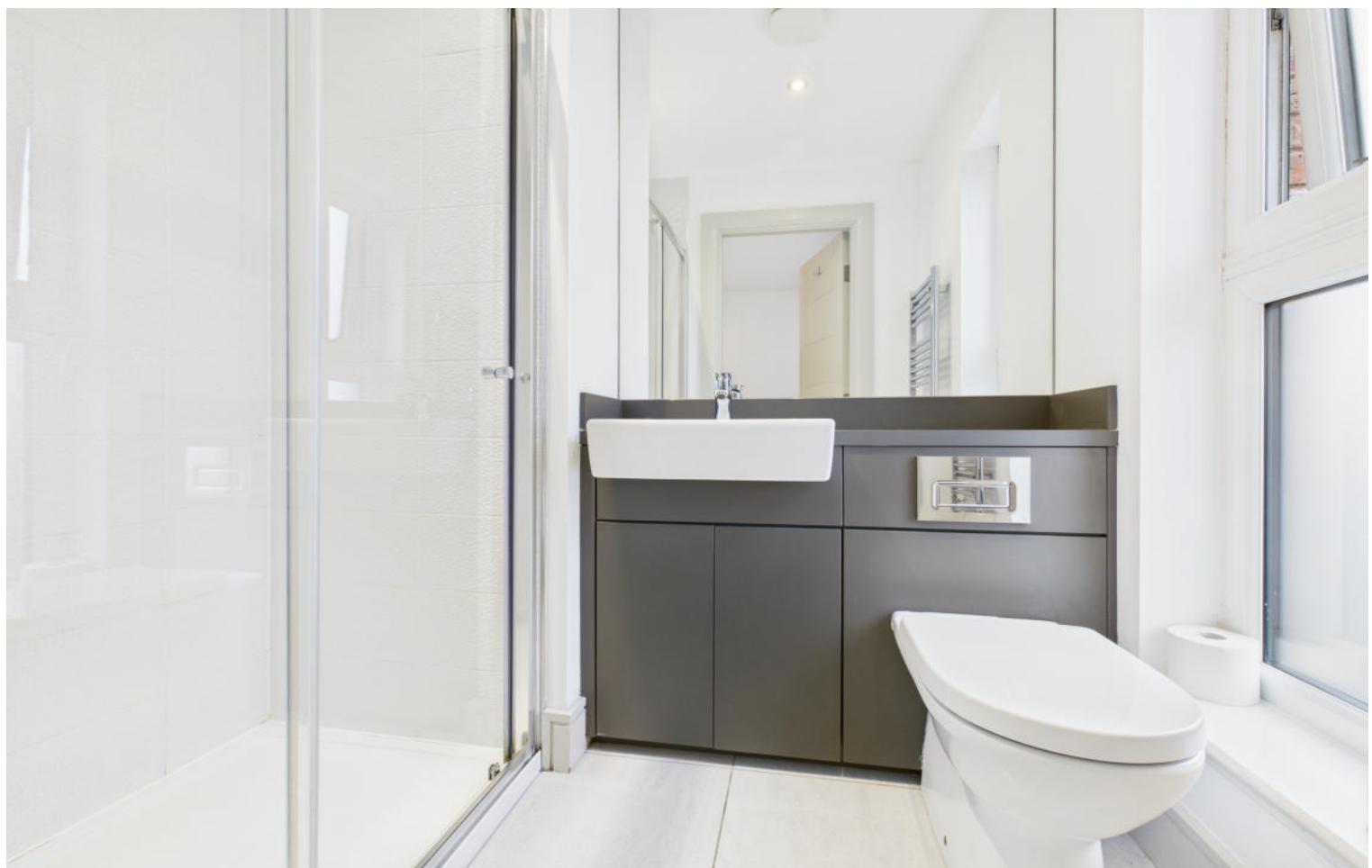
Property Reference 80641387









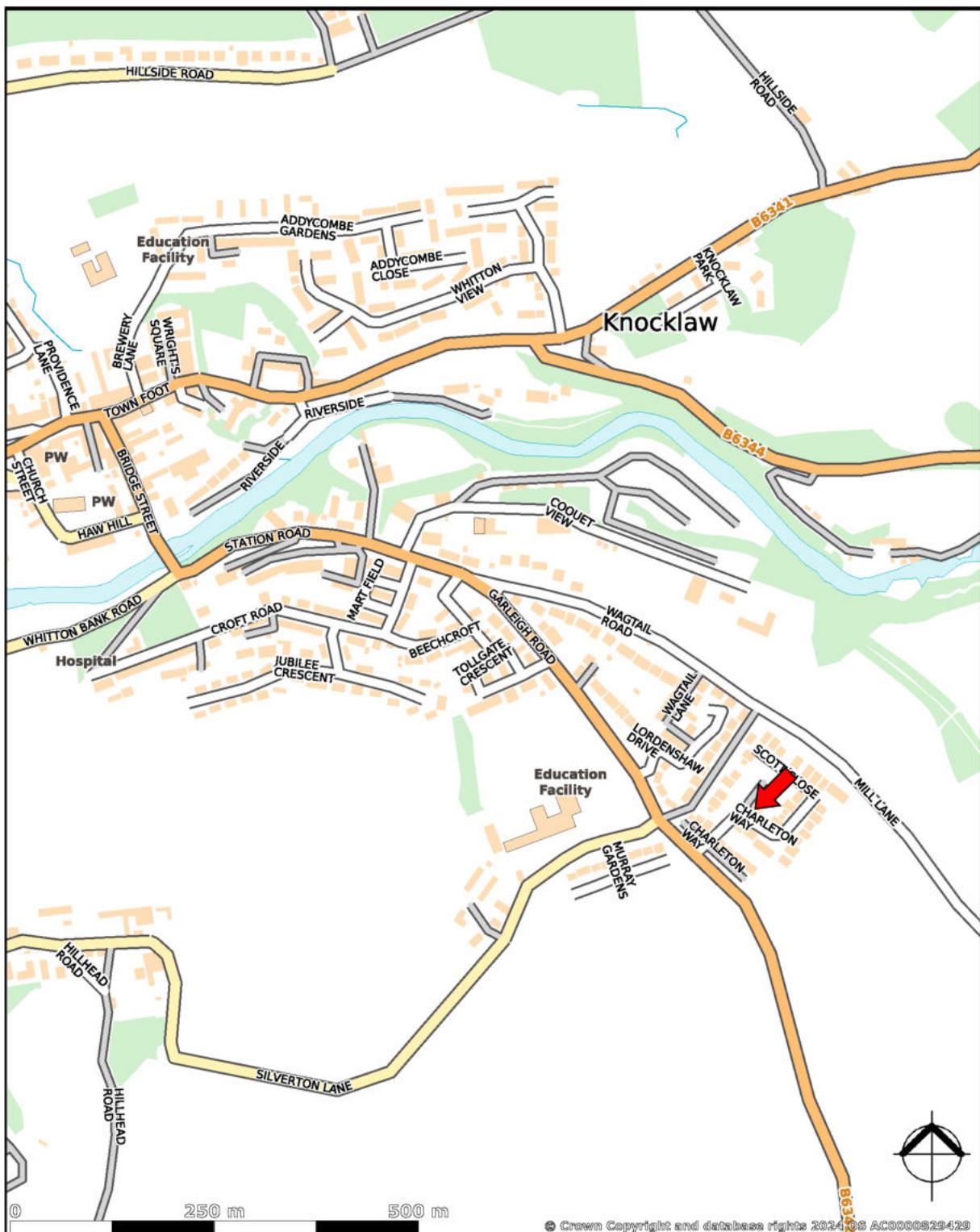












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Plotted Scale - 1:7,500



Townfoot, Rothbury, Morpeth NE63 7SP | [info@avrepropertyservices.co.uk](mailto:info@avrepropertyservices.co.uk) | [www.avrepropertyservices.co.uk](http://www.avrepropertyservices.co.uk) | 01669 621312

## Important Notice

**Important Notice**  
These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.