



 Jan Forster

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High West Lane | Hawthorn | Seaham | SR7 8RY

Price £795,000



5



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3

- Expansive Plot
- Detached Family Home
- Three En Suites
- Orangery
- Envious Location
- Gardens and Paddock
- Three Bedrooms
- Open Plan Living
- Multi Car Driveway
- Call For More Details





Stunning Five-Bedroom Detached Home with Extensive Grounds, Paddock & Orangery

A truly exceptional five-bedroom detached family home, beautifully presented throughout and occupying an enviable semi-rural position on High West Lane, in Seaham.

Offering a superb combination of space, style and versatility, this impressive property is ideally suited to modern family living while retaining a wonderful sense of privacy and connection to the surrounding countryside.

The accommodation is generously proportioned and thoughtfully arranged, featuring five well-appointed bedrooms, three en-suite facilities and a stunning open-plan living space designed for both everyday family life and entertaining with a feature media wall, centre island and breakfast bar along with stylish fitted units, integrated appliances and complementing work surfaces.

A particular highlight is the impressive orangery, creating a bright and elegant additional reception space with wonderful views across the gardens and grounds.

Further benefits include gas central heating, double glazing and the main living area also benefits from an air-conditioning unit, providing year-round comfort. The two principal en-suites benefit from underfloor heating, built in tv's and mirrors, adding an extra touch of luxury.

Externally, the property truly comes into its own. The extensive plot provides beautifully maintained gardens, generous outdoor entertaining space, and a separate paddock, offering a wealth of possibilities for equestrian use, hobbies, recreation or simply enjoying the space and tranquillity.

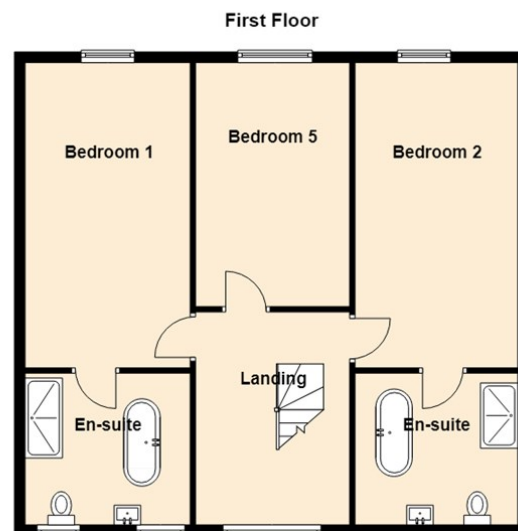
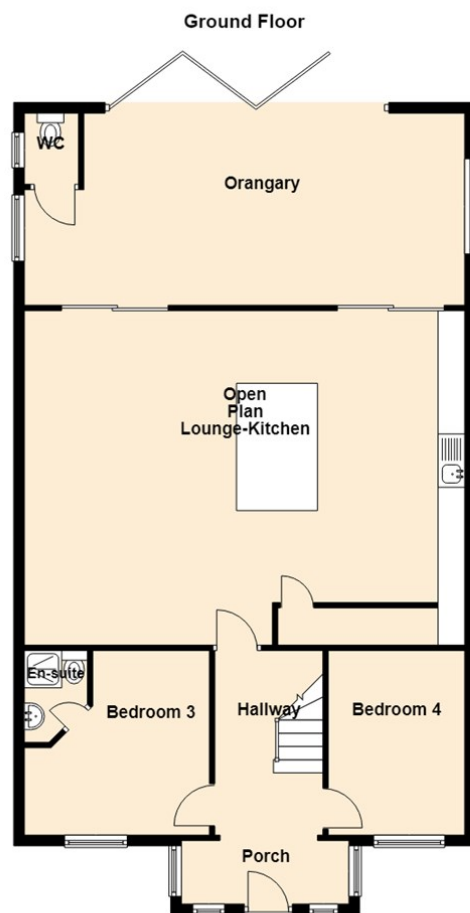
A separate side access leads directly to the paddock, providing excellent practicality and independence from the main garden areas.

To the front, there is a garden and a substantial driveway providing excellent off-road parking.

Early viewing is recommended as interest will be high. For more information and to book your viewing, please call our team on 0191 236 2070.

Tenure: Freehold
Council Tax Band: E





Open Plan Lounge Kitchen 20'9" x 30'6" (6.33 x 9.30)

Orangery 11'10" x 27'1" (3.62 x 8.26)

Bedroom Three 11'4" x 11'4" (3.46 x 3.47)

Bedroom Four 11'1" x 11'8" (3.38 x 3.57)

Bedroom One 10'2" x 18'8" (3.10 x 5.71)

Bedroom Two 11'1" x 18'8" (3.38 x 5.71)

Bedroom Five 15'2" x 8'6" (4.64 x 2.60)

The difference between house and home

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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 	

Contact Us: 0191 236 2070



www.janforsterestates.com

