



High Beeches

Middle Drive, Woolsington



High Beeches, Middle Drive, Woolsington, NE13 8BS

A truly unique architect designed family home, sitting on a magnificent 2.4 acre garden plot and offering secure gated parking and beautiful scenery.

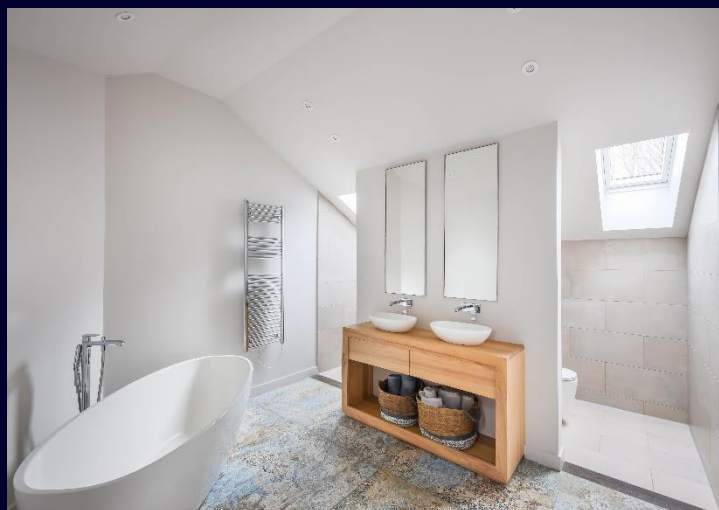
High Beeches was constructed in 2019 to an extremely high specification throughout, and boasts four bedrooms, three bathrooms, two generous reception rooms, stunning open plan kitchen/diner and separate utility room, as well as a ground floor WC. This excellent property has been completed to an immaculate standard, and boasts an innovative open plan layout, with light and airy living space, whilst enjoying fantastic views over the surrounding garden, woodland and historic parkland.

The property is ideally located on Middle Drive within the highly sought after village of Woolsington, which is situated on the outskirts of Newcastle City Centre, close to the A1 and offering good accessibility to Newcastle International Airport. The property is also close to Ponteland Village with its shops, cafes, restaurants and public houses, as well as the shops, amenities and transport links of Kingston Park. Callerton Metro Station is only a short walk away offering easy access into Newcastle City Centre and beyond.

The internal accommodation comprises: Entrance vestibule with fitted cloaks store | Guest WC | Spacious reception hallway with bespoke oak staircase and feature lighting | Open sitting room with lovely dual aspect views, including floor to ceiling glazed bifold doors onto the front terrace | The sitting room offers a log burning stove and fitted backlit alcove storage | Dining room with built in bar/media unit and large window beautifully framing the woodland views | The rear of the property opens up into a highly impressive kitchen/breakfast room, boasting a range of modern cabinetry, integrated appliances throughout and large central island with breakfast bar. The granite worktops are handmade with fossilised tree root, reflecting the woodland setting. The kitchen also benefits from bi-folding doors onto the terrace | Utility room/pantry







The staircase leads up to the first floor landing and onto four bedroom suites | The principal bedroom offers a large double room with a striking pitched ceiling and access onto a private balcony overlooking the plot | Ensuite bathroom with contemporary four piece suite, including standalone bathtub | Dressing room with ample fitted storage | Bedroom two is a further comfortable double room with fitted storage, ensuite shower room WC and access onto the rear terrace | Bedroom's three and four are double rooms, offering fitted storage and shared usage of the family shower room WC.

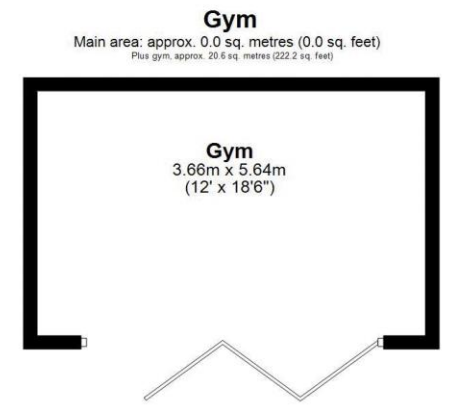
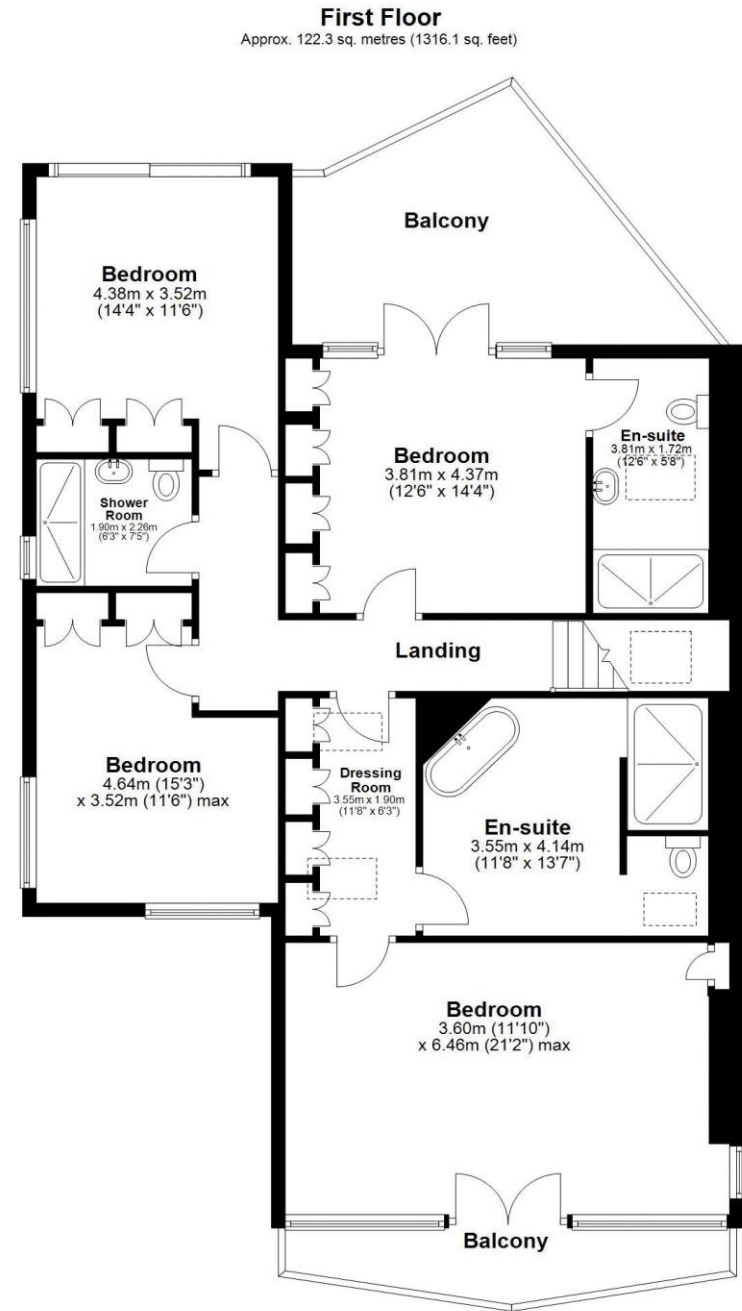
Externally, High Beeches is approached via electronic gates leading to a gravelled driveway for off street parking for multiple vehicles | The whole plot expands to roughly 2.4 acres, which is laid partially to woodland with the Ouseburn stream running through, partially to formal lawned gardens and partially to a raised deck terrace. To the bottom of the garden is a small pond and a lovely vegetable garden. The woodland has many winding pathways throughout and the whole of the garden's benefits from delightful mature planting and a children's playhouse | Within the grounds is a detached gymnasium with bifold doors and electricity.

Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the unique nature and quality of accommodation on offer at this exceptional family home!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating B

Price Guide: Offers Over £1,550,000





Main area: Approx. 271.8 sq. metres (2925.3 sq. feet)
Plus gym: approx. 20.6 sq. metres (222.2 sq. feet)

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Plotted Scale - 1:1250. Paper Size – A4



Please note: This site plan is for guidance only and official boundary lines will be confirmed by solicitors at the point of conveyancing.

rare!

From Sanderson Young

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