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MIDDLEMARCH, BATTLE HILL, HEXHAM, NE46

Offers Over £650,000

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Beautifully presented four-bedroom detached house on Battle Hill, Hexham, offering substantial Georgian accommodation with period features and a versatile layout suited to modern family living.

Three spacious reception rooms provide excellent flexibility, complemented by a generous kitchen breakfast room with a central island, separate utility room and larder. Four well-proportioned double bedrooms occupy the first floor, including two with en suite shower rooms, while a cellar and second-floor loft accommodation provide additional versatility. The south-facing landscaped garden, gated driveway, carport and garden store complete this impressive home.

Hexham is a vibrant and highly sought-after market town offering an excellent range of amenities. Residents enjoy independent shops, cafés, restaurants, supermarkets, local delicatessens and a popular bimonthly farmers' market, alongside leisure facilities, a cinema and theatre. Well-regarded schools, including Hexham Sele First School, Hexham Middle School and Queen Elizabeth High School, are within easy reach. Excellent transport links include regular rail services to Newcastle, Carlisle and the wider Tyne Valley, while the nearby A69 provides convenient connections across the region, making this one of Northumberland's most desirable market towns.

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The internal accommodation comprises: an entrance hall with a generous cloakroom and stairs leading up to the first floor. To one side is a well-proportioned sitting room, while opposite, the dining room enjoys a fireplace and front-facing aspect.

Continuing through the ground floor is a shower room and a useful store, before reaching the impressive family/living room, a bright and spacious setting with French doors opening onto the garden. The kitchen breakfast room offers exceptional proportions with ample space for dining, a central island, access to the utility room, and French doors opening onto the garden, with both rooms enjoying attractive views across the rear garden. A convenient WC completes the ground floor. Stairs descend to the cellar, comprising two spacious cellar rooms, offering excellent storage or potential for a variety of uses.

Stairs lead up to the first-floor landing, providing access to four generously sized double bedrooms and a well-appointed family bathroom featuring both a bath and a separate shower. The principal bedroom benefits from a dressing room and an en-suite shower room, while a second spacious bedroom also enjoys en-suite facilities. The remaining two bedrooms are equally well proportioned, offering flexibility for family living, guest accommodation or home working. From the landing, stairs continue to the second floor, where there is a spacious loft room alongside a separate study, providing further versatile accommodation.

Outside, the property is approached through gated access onto a substantial driveway, providing extensive off-road parking alongside a carport and garden store. To the rear, the south-facing garden has been thoughtfully landscaped, creating a private setting with well-maintained lawns, established planting and an inviting space for outdoor dining and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



Total area: approx. 436.5 sq. metres (4698.3 sq. feet)

