



Field House

Westfield Drive



Field House, Westfield Drive, Gosforth, NE3 4XU

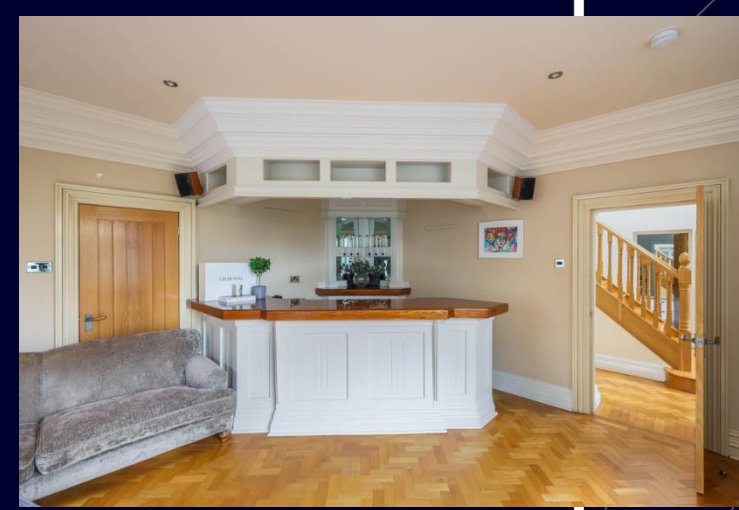
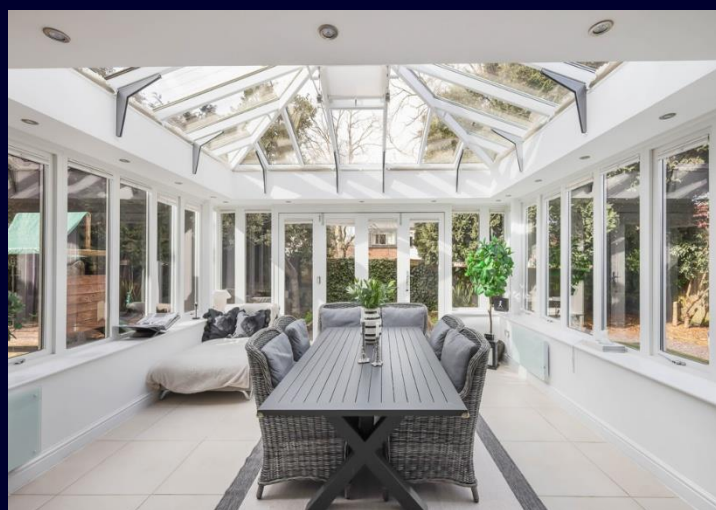
Field House occupies a prime corner position on the highly sought-after Westfield Drive, set within the heart of Gosforth's Conservation Area. This impressive, detached residence has been in the same ownership for many years and has been thoughtfully enhanced during that time, including a first-floor extension and internal modernisation.

The property offers substantial and versatile accommodation extending over three floors, combining elegant period proportions with contemporary living spaces.

Internally, the home is accessed via a welcoming central reception hall, featuring a striking double height ceiling and staircase rising to the first floor. From the hall, doors lead to three well-proportioned reception rooms. The principal drawing room is a particularly attractive space, centred around a feature fireplace and opening through folding doors into a superb Amdega orangery, which in turn enjoys direct access to the rear gardens.

formal dining room flows seamlessly from the drawing room and connects to a conservatory positioned to the East side elevation. The kitchen and breakfasting room is generous in scale and beautifully appointed with high gloss cabinetry, integrated appliances, excellent lighting, and a central island with breakfast bar. A separate utility room then gives access to a secondary entrance porch and the integral garage.





To the first floor, a spacious galleried landing leads to five bedrooms. The principal bedroom suite is positioned to the front with a pleasant westerly aspect, fitted wardrobes, and an ensuite shower room. A second double bedroom also benefits from ensuite facilities, while three further bedrooms are served by a contemporary family bathroom, complete with a double wet room shower and sauna. A further door from the landing leads to a dedicated study area, which in turn provides access to the converted roof space. This impressive second-floor annexe offers excellent flexibility, ideal for guests or independent living, and includes a kitchenette, fitted seating area, ensuite bathroom, and walk-in dressing room. The space is flooded with natural light via Velux windows, with loft space over the side extension.

Externally, Field House enjoys a prominent and private setting, with mature gardens to the front, sides, and rear. The property is approached via secure electronic gates leading to a large block paved driveway, complemented by stone wall boundaries and electronic pedestrian access gate. The gardens are well established and offer a high degree of privacy, with lawned areas, patio seating, and a designated children's play area.

Westfield Drive, which is tucked just off from Elmfield Road, is perfectly placed to provide direct access to everything central Gosforth has to offer, including Gosforth High Street with its excellent array of shops, cafes and amenities, outstanding local schooling and excellent transport links into Newcastle City Centre. The property is also located only a short walk from Newcastle's Town Moor offering easy access to beautiful green open spaces.

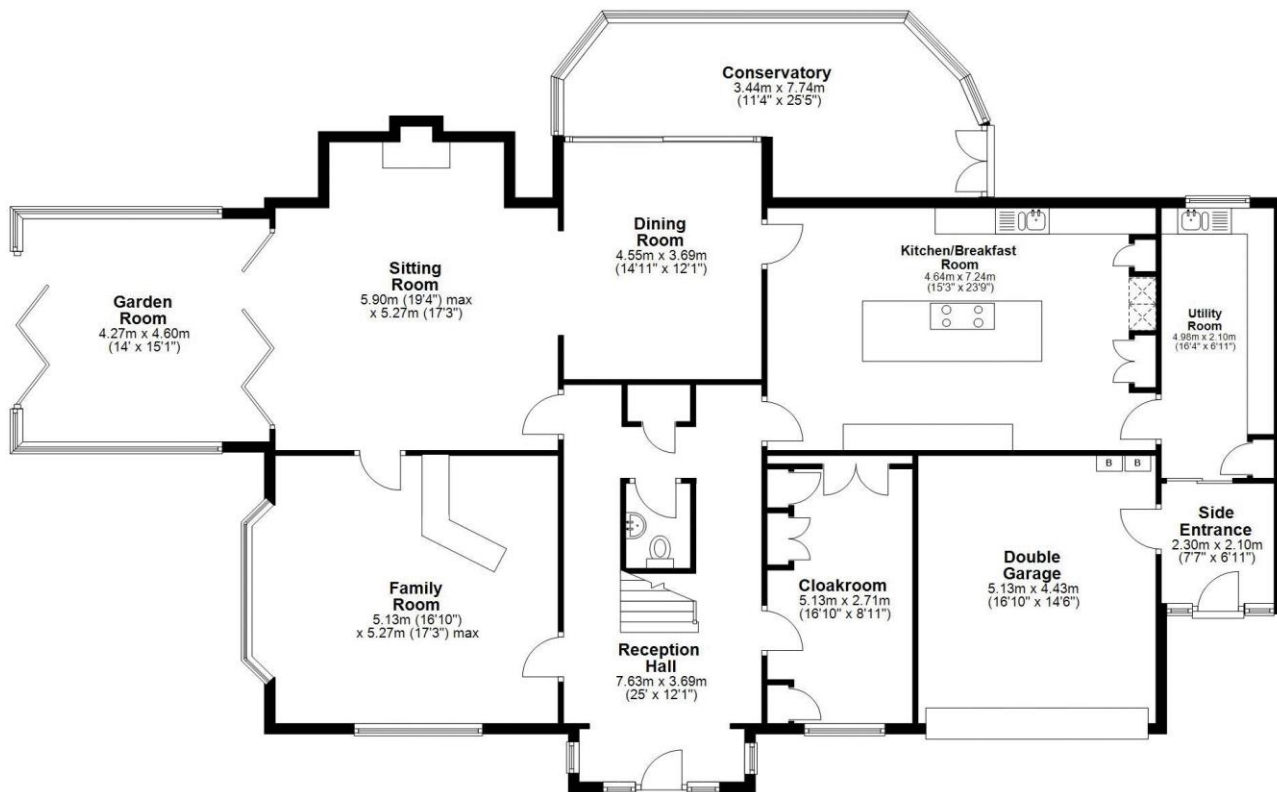
Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D

Price Guide: Guide Price £1,750,000



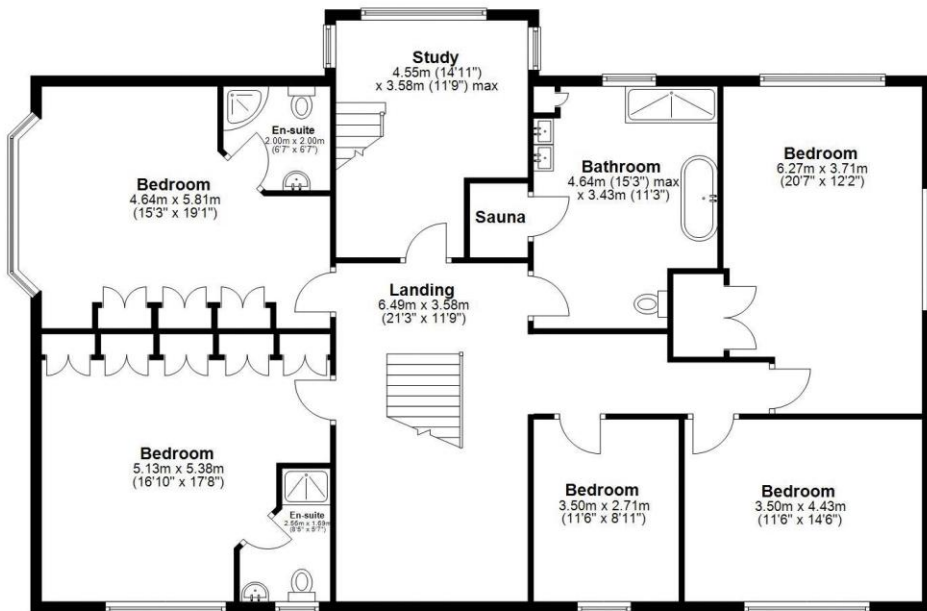
Ground Floor

Approx. 232.1 sq. metres (2498.5 sq. feet)



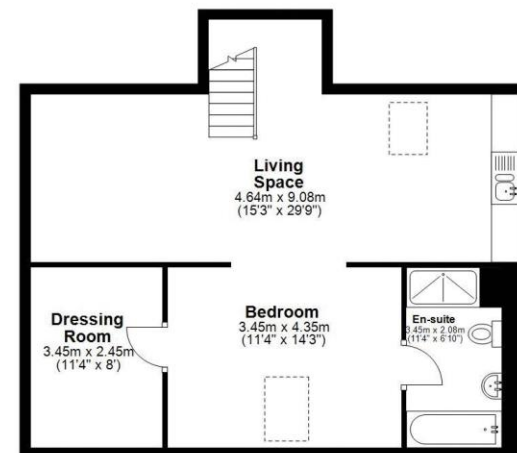
First Floor

Approx. 166.9 sq. metres (1796.8 sq. feet)



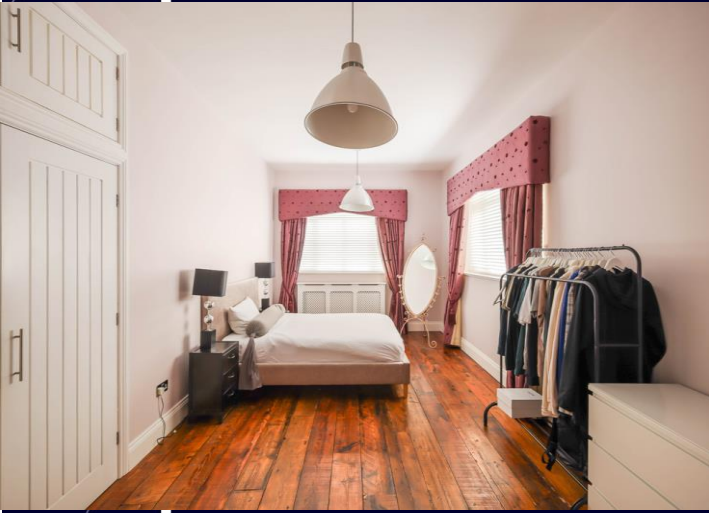
Second Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 463.5 sq. metres (4988.8 sq. feet)

Field House, Gosforth, Newcastle Upon Tyne





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