



The Beeches,
Oakwood, Hexham, Northumberland, NE46 4LJ

The Beeches
Oakwood
Hexham
Northumberland
NE46 4LJ

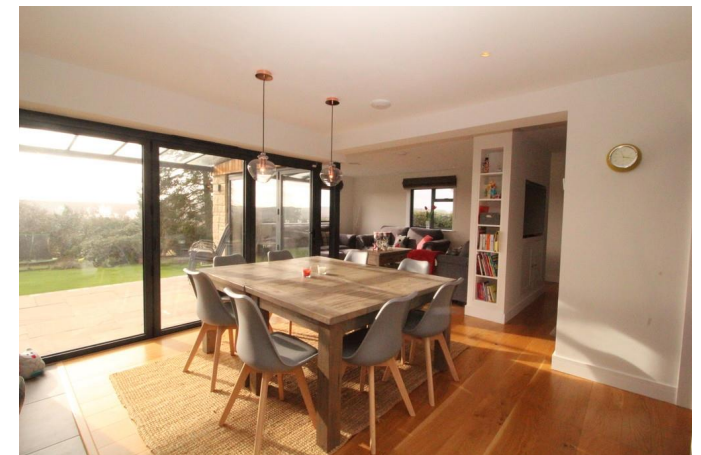
Guide Price: £895,000

The Beeches is an impressive and contemporary four bedroom family home with generous private gardens, ample parking and integral garage.

- Contemporary four bedroom family home
- High quality fixtures and fittings
- Practical internal design
- Accommodation over three floors including a versatile cinema/gym/playroom on the lower ground floor
- Stunning countryside views
- Integral garage and ample parking
- Desirable location
- Energy efficiency rating C (78)

youngsRPS 

Youngs Hexham 01434 608980
www.youngsrps.com





DESCRIPTION

The Beeches is an impressive and contemporary four bedroom family home with generous private gardens, ample parking and integral garage.

The current owners have fully refurbished and extended the property over recent years to an exceptionally high standard, with unique quality, practical internal design and smart home technology.

The spacious and welcoming entrance hallway includes a bespoke staircase leading up to the first floor along with stairs leading down to the unique and versatile lower ground floor level with cinema room/gym/playroom, study and plant room.

The main living accommodation is of an open plan design with the kitchen, dining area, family room and snug having been designed with practical family living in mind. The bi-folding doors provide ample natural light and lead out to the patio area.

The kitchen is fitted with a range of shaker style wall and base units with complementary quartz work surfaces incorporating an undermount stainless steel sink and integral appliances including an induction hob, dishwasher, double oven and microwave.

A door from the kitchen leads into the useful utility room with a range of fitted units and plumbing for a washing machine. The utility room also provides internal access to the garage.

Completing the ground floor accommodation is a cloakroom/WC.

On the first floor there are four double bedrooms, the master bedroom enjoys bi-folding doors opening onto the balcony with stunning far-reaching views. The en-suite shower room is concealed via the sliding door wardrobes and is fitted with a stylish suite including a bath, walk in shower, WC and wash hand basin set within a vanity unit.

The guest bedroom includes a useful storage cupboard and en-suite shower room fitted with a walk in shower, WC and wash hand basin set within a vanity unit.

The family bathroom is fitted with a bath, walk in shower, WC and wash hand basin set within a vanity unit.

Externally the property is accessed via electronically operated timber clad steel gates for added privacy leading to the driveway with ample parking and integral garage. The generous garden is mainly laid to lawn with a large patio area, ideal for entertaining. The property is surrounded by stunning countryside with views to be enjoyed.

LOCATION

Oakwood is a charming hamlet situated approximately 1.5 miles north of the historic market town of Hexham.

The streets of Hexham are home to many independent businesses, sport and arts centres, as well as bi-monthly farmers markets.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Mains electricity, gas, water and drainage are connected. Fibre Broadband at 50Mb+. Gas fired central heating to under floor heating throughout. Mains pressure hot water from a Megaflo system.

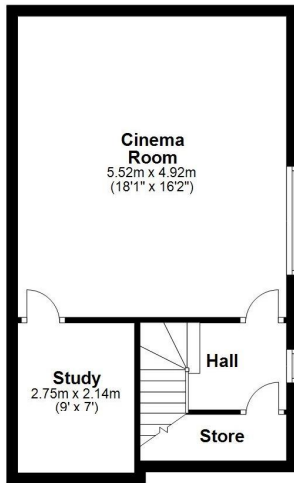
CHARGES

Northumberland County Council tax band G.



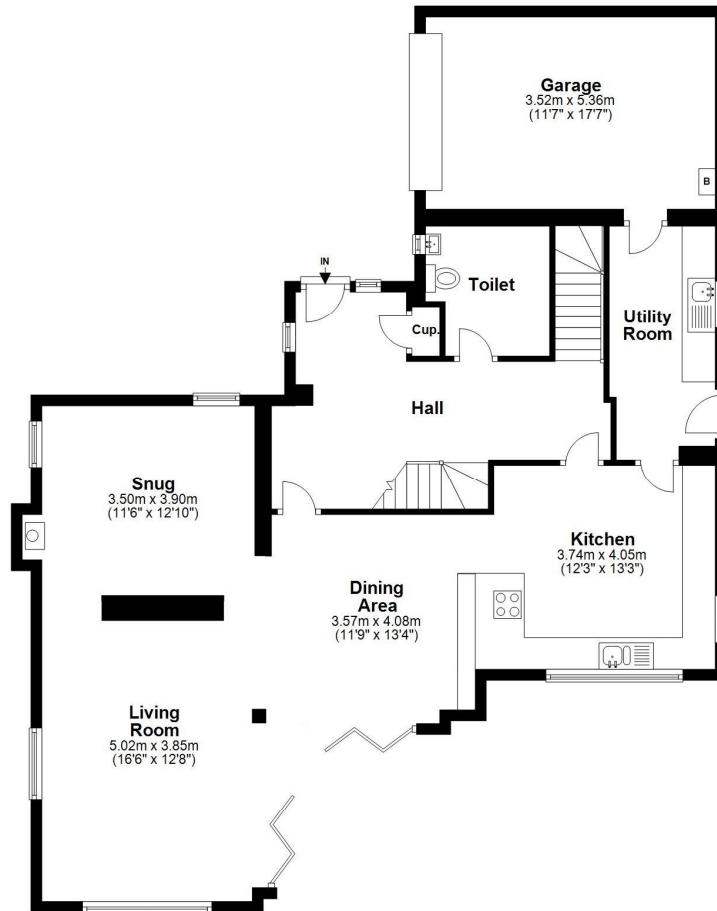
Basement

Approx. 40.6 sq. metres (436.7 sq. feet)



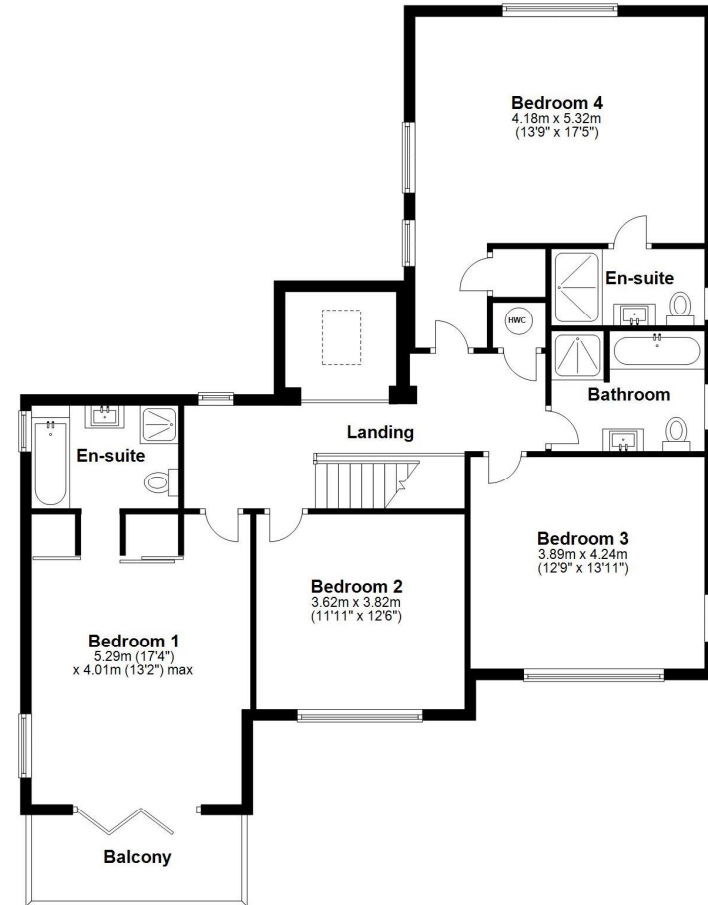
Ground Floor

Approx. 123.7 sq. metres (1331.5 sq. feet)



First Floor

Approx. 115.0 sq. metres (1237.9 sq. feet)



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201



Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Alnwick
31-33 Bondgate Within,
Alnwick, NE66 1SX
T: 01665 606800
alnwick@youngsrps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com

Dumfries
Lochar House, Heathhall,
Dumfries DG1 3NU
T: 01387 402277
dumfries@youngsrps.com