



# FOR SALE

## Imposing Six Bedroom Period Detached

### ADDRESS

Oakfield House Low Westwood  
Newcastle Upon Tyne  
County Durham  
NE17 7PT

### SIZE

Total: 435.14 m2 (4684 ft2)

### FEATURES

- Six bedroom detached family home
- Renovated to a very good standard
- Separate detached coach house
- Approx. 0.4 acres
- Two bathrooms & two en-suites
- High ceilings
- Close to local amenities
- Desirable rural location
- Approx. 12 miles from Newcastle city centre
- Freehold

### Location

Oakfield House is located on the northwest side of the A694 in the Low Westwood district of Newcastle upon Tyne.

In the nearby vicinity there is a range of amenities including a health centre, a post office and a range of bars and restaurants.

Low Westwood lies just 12.5 miles southwest of the city of Newcastle upon Tyne and 14 miles Northwest of the city of Durham both of which are easily accessible within 30 minutes by car making the property suitable for commuters looking for peace in tranquil rural surroundings. In addition to offering a wider range of amenities.

The A1 motorway is just 7.5 miles from the property and provides good access to the North and South.

£515,000

### Description

This executive detached home offers comfortable and spacious accommodation set over three floors and boasts a range of period features throughout.

The property is accessed by the main door to the front of the property into an entrance vestibule. Upon entering the main hallway to the west wing there are two neutrally decorated living rooms to the front and rear elevations both being carpeted and having feature fireplaces. To the east wing there is an open plan dining area to the front leading to the fitted kitchen at the rear with a good range of traditional base and eye level units. All rooms at ground floor level have the benefit of dual aspect glazing and high ceilings allowing plentiful natural daylight.

To the first floor, accessed from the main hallway via a split level grand staircase to the master bedroom located to the front of the property it is neutrally decorated with dual aspect glazing to the south and west elevations. The master bedroom also has the advantage of a three piece en suite shower room.





### Energy Performance Certificate (EPC)

Full details available upon request.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC







## Description Continued

In addition, there are three further large double bedrooms located to the first floor and a fully tiled family bathroom suite encompassing a roll top bath and gold fittings.

The lower ground level leads to what was previously used as a gymnasium leading to a games room. Beyond these rooms there are two further bedrooms, one benefiting from an en suite shower room. There is also a separate shower room and a good sized sitting room overlooking the rear decking and garden. Also located at the lower ground level is a utility room and separate toilet room beyond. There is also a door leading to the courtyard / parking area.

Within the property grounds there is also a detached coach house comprising two garages at each end. With storage space in the centre and on the second floor of the building. Following renovation this would make an ideal secondary annex (STP), alternatively could be demolished to enhance the views towards the garden.

Outside of the property there are large gardens laid mainly to lawn that outlook onto established trees, and with a good selection of established shrubbery to the front and rear. Electric gated driveway to the courtyard with sufficient parking for several vehicles.

## Accommodation

Ground Floor Total: 95.27 m<sup>2</sup> (1025 ft<sup>2</sup>)

First Floor Total: 92.72 m<sup>2</sup> (998 ft<sup>2</sup>)

Lower Ground Floor Total: 115.12 m<sup>2</sup> (1239 ft<sup>2</sup>)

Coach House: 132.03 m<sup>2</sup> (1421 ft<sup>2</sup>)

Total: 435.14 m<sup>2</sup> (4684 ft<sup>2</sup>)

Individual room measurements may be provided upon request.

## Services

We understand the property to have mains gas, electricity, water and drainage. Potential buyers are advised to make their own investigations

## Council Tax

The property is rated in Council Tax Band F. Council Tax payable (2018/2019) is approximately £2,726 pa. This is payable by the tenants.



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