



Alderley

Stocksfield, Northumberland

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking five bedroom detached property plus one bedroom annexe and 1.45 acres in a desirable setting

A contemporary white-rendered double-fronted family home offering generously-proportioned accommodation arranged over two floors. The property offers modern amenities, quality fixtures and fittings, luxurious sanitaryware, elegant décor and several fireplaces. It is located on an exclusive estate in a sought-after, well-served village, near to local amenities and the train station



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



TRIPLE GARAGE



1.45 ACRES



FREEHOLD



VILLAGE



4,902 SQ FT



**GUIDE PRICE
£1,750,000**

The property

Set in the exclusive Painshawfield Estate, and sensitively extended by the vendor, Alderley offers 4,902 sq ft of light-filled, flexible accommodation arranged over two floors. Providing an elegant and practical living and entertaining environment, the accommodation flows from a welcoming split-level reception hall. It briefly comprises a snug with a fireplace, a study with bespoke fitted shelving and patio doors to the side terrace, and an open plan sitting and dining room. The sitting room has a fireplace, while the dining area has space for a large table and full-height glazing incorporating patio doors to the rear terrace. Double doors open from the dining area to an L-shaped kitchen/breakfast room, also accessible from the hallway. It has a range of bespoke wall and base units, a large central island, modern integrated appliances, space for a table, a door to the rear terrace and patio doors to the side terrace. A door opens to a fitted utility room with en suite cloakroom and access to the integral garage.

On the first floor, the property offers a principal bedroom with a mirrored feature fireplace, fitted storage, a walk-in wardrobe and an en suite bathroom with two sinks, freestanding bath and separate shower. There are four further bedrooms, all with fitted storage. Two of them have fireplaces and en suite bathrooms, both with twin sinks and one with a chromed freestanding bath. A contemporary family bathroom completes the primary first floor accommodation.

The property further benefits from a self-contained first floor annexe situated above the garage and accessible via steps from the side terrace. It provides a drawing room with freestanding woodburner effect Dimplex fire and a bespoke-fitted kitchen area with a large central island, together with a bedroom with Jack and Jill access to a bathroom with freestanding bath and separate shower, also accessible from the drawing room.









Outside

Set behind rendered high walling, the property is approached through double pillared electrically operated iron gates over a gravelled driveway with turning circle, providing private parking and continuing to the integral triple garage to the rear. The well-maintained gardens surrounding the property are laid mainly to chamomile lawn bordered by well-stocked flower and shrub beds and a wealth of mature trees. It features numerous seating areas and large paved rear and wraparound side terraces, the whole ideal for entertaining and terrace suppers. At just under 1.5 acres, this is one of the largest plots on Meadowfield Road.

Location

Stocksfield village offers a good range of amenities including two Post Offices, a community centre, petrol station, Spar, convenience store, newsagent, garage, butcher, GP surgery, chemist, vet, two hairdressers and a first school together with cricket, tennis and golf clubs. Separated from the village by the River Tyne, Bywell village sits near to Cycle Route 72 and the

river's famed salmon loch and is also home to the annual Northumberland County Show. Hexham and Newcastle offer more comprehensive cultural, recreational, medical and shopping facilities. Whilst the ancient Roman village of Corbridge is just over 6 miles to the west and has a good range of independent boutique retailers, a fantastic delicatessen, butchers and a range of pubs and good eateries. Communication links are excellent: the A68 and A69 link to major regional centres, the beautiful Northumbrian coastline and the A1, Stocksfield station (1.6 miles) offers regular services to Hexham, Newcastle, Carlisle and London and Newcastle International Airport provides domestic and international flights.

The area offers a good range of state primary, secondary and grammar schooling together with independent schools including Mowden Hall, Delta, Dame Allan's, Westfield, Newcastle School for Boys, Newcastle High School for Girls and Royal Grammar School.

Distances

- Riding Mill 3.1 miles
- Corbridge 6.3 miles
- Hexham 13 miles
- Newcastle International Airport 14.3 miles
- Newcastle City Centre 17 miles

Nearby Stations

- Stocksfield 0.7 miles
- Riding Mill 2.6 miles
- Prudhoe 2.6 miles

Key Locations

- Tyne Valley
- Cherryburn (Birthplace of Thomas Bewick)
- Stocksfield Golf Club
- Gibside
- Tyne Riverside Country Park
- Hexham Abbey
- Queens Hall, Hexham

- Corbridge Roman Town (National Trust)
- Beamish Open Air Museum
- Newcastle City Centre
- Hadrian's Wall
- Brockbushes Fruit Picking and Farm Shop

Nearby Schools

- Broomley First School
- Mickley First School
- Corbridge CofE First School
- Highfields Middle School
- Corbridge Middle School
- Hexham Middle School
- Queen Elizabeth High School
- Mowden School (Independent)
- Dame Allen's (Independent)
- Royal Grammar School (Independent)
- Newcastle High School for Girls (Independent)
- Westfield School (independent)







The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 4,268 sq ft (397 sq m)

Garage internal area 684 sq ft (64 sq m)

Annexe Internal area 624 sq ft (58 sq m)

Total internal area 5,586 sq ft (519 sq m)

For identification purposes only

Directions

Post Code: NE43 7PZ

what3words: ///fillers.exporters.again - brings you to the driveway

General

Local Authority: Northumberland County Council

Services: Mains: gas, electricity, water, drainage.

Predominantly underfloor (water) heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves and/or easements, whether mentioned in these particulars or not.

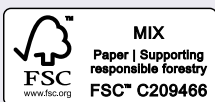
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