



Autumn House

Leazes Lane | Hexham | Northumberland



Autumn House

Leazes Lane | Hexham | Northumberland

An immaculate detached family home situated on a wonderfully mature garden site, close to the centre of the market town of Hexham

- Modern Detached House
- Stylish Contemporary Décor
- Detached Double Garage & Parking
- Extensive Rear Gardens
- Highly Desirable & Convenient Location
- Walking Distance To Hexham Town Centre





Autumn House

Leazes Lane | Hexham | Northumberland

Approximate Mileages

Hexham Town Centre 0.8 miles | Corbridge 4.8 miles | Newcastle International Airport 23.9 miles | Newcastle City Centre 25.6miles

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Tenure

Freehold

EPC

Rating D

Council Tax

Band G



The Property

Autumn House is a fantastic detached modern family home situated in the west end of the popular market town of Hexham, perfectly positioned for easy access to local amenities and to make the most of all that the fantastic local countryside offers from the doorstep. Sleek contemporary colour palettes and generous rooms offer bright, airy and welcoming modern living.

A large, light hall with open staircase opens on one side into a very well-proportioned sitting room with elegant wood panelling and built-in shelving. To the other side of the hall is the impressive kitchen, open to the dining room and fitted with a range of modern units, polished granite and solid oak worktops, integrated appliances and range cooker, yet with a wonderful traditional farmhouse kitchen feel. The vaulted ceiling allows light to flood in through a large skylight. A large island bench has space for work and informal seating, whilst the dining area has ample space for a table and chairs plus doors from both rooms lead out into the garden, ideal for barbeques and summer entertaining. Across the hall is a downstairs WC and a utility room providing further work space and storage, and plumbed for laundry, with a door out to the rear garden. Off the utility room is the wonderful surprise bonus of a sauna.

To the first floor, the principal bedroom is a calming space with an immaculate en-suite shower room and the two further double bedrooms echo this; beautiful décor and presentation and a smart en-suite shower room with dual sinks leading off one and a luxurious en-suite bathroom with separate shower and dual sinks from the other.

Externally

Autumn House has driveway parking to the front leading to a detached double garage. A path to the front door runs alongside a small lawn and a side gate provides separate access to the rear garden. A patio runs across the rear and side of the house, ideal for sitting and al fresco dining, and the rear lawn with planted borders extends to an attractive stone end wall. It's beyond the gate in this wall that the magic happens; a wonderful secret and private garden, surrounded by mature trees, shrubs and stone walls, and a shed. The property extends to over 0.5 acres in all.

Local Information

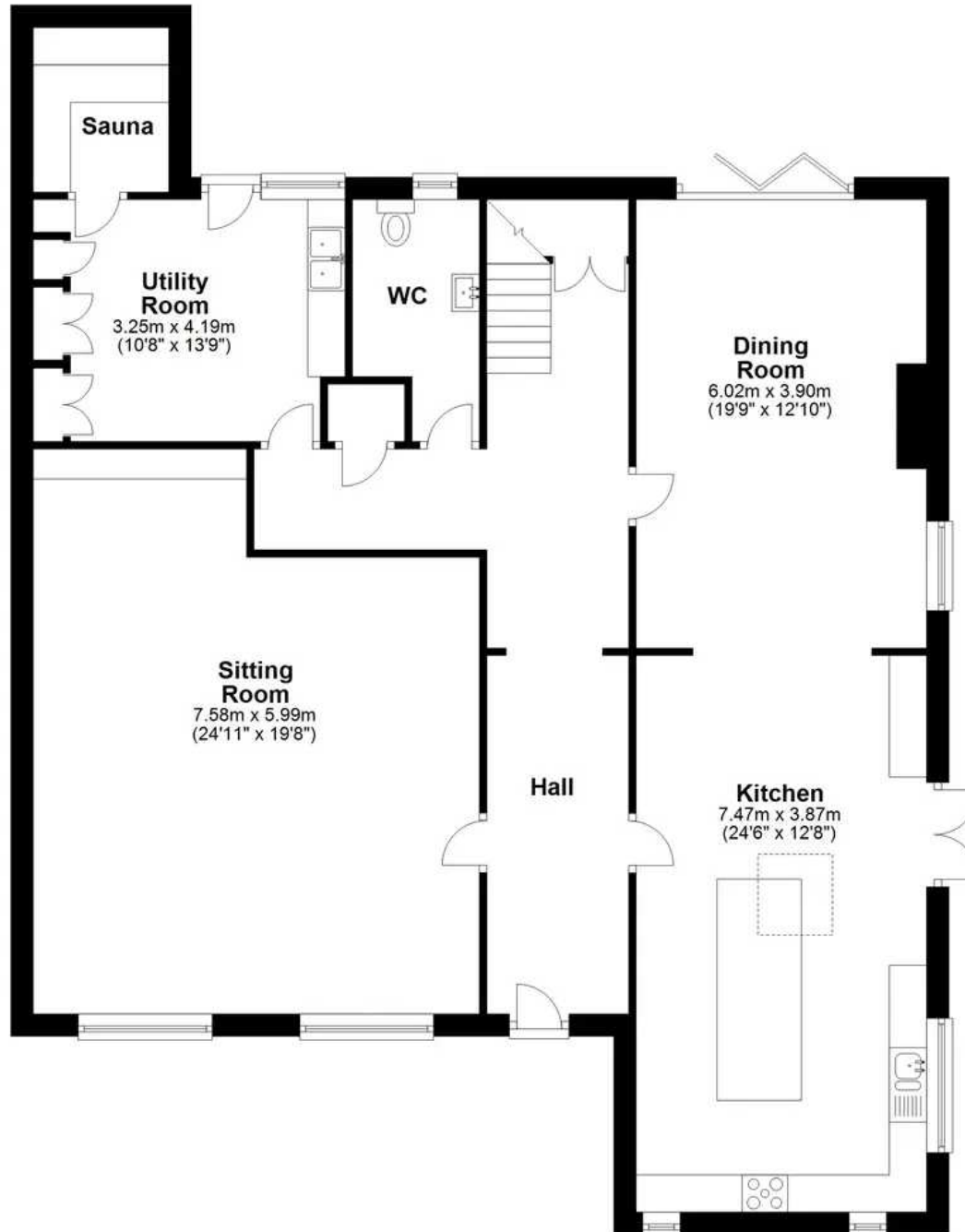
Autumn House is ideally placed within easy reach of the amenities in the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

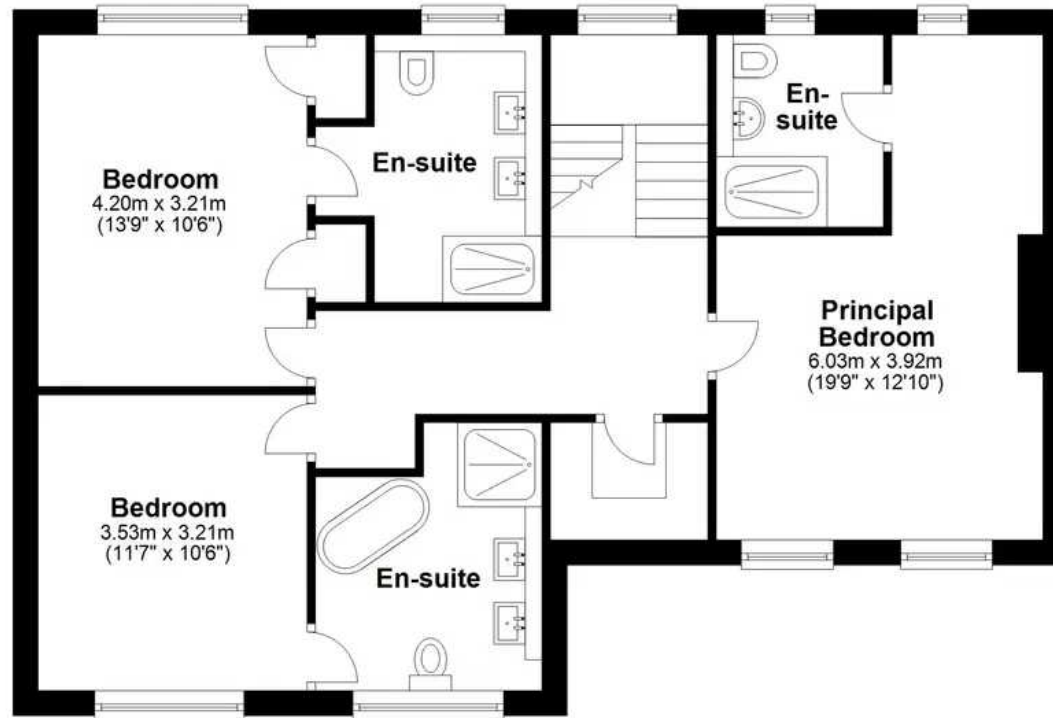


Autumn House, Leazes Lane, Hexham, Northumberland



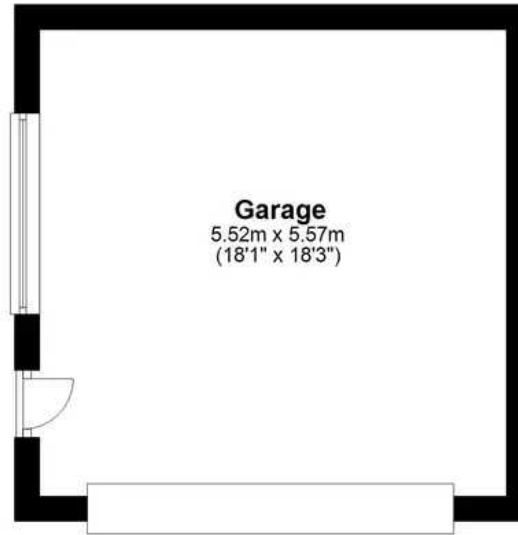
Total area: approx. 259.3 sq. metres (2791.2 sq. feet)

Autumn House, Leazes Lane, Hexham, Northumberland



Total area: approx. 259.3 sq. metres (2791.2 sq. feet)

Autumn House, Leazes Lane, Hexham, Northumberland



Total area: approx. 259.3 sq. metres (2791.2 sq. feet)

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that:

- (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.

