



**9 Burgham Park**

**Felton, Morpeth**

**£1,495,000**

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spectacular Modern Mansion
- Indoor Swimming Pool
- High Quality Kitchen
- Underfloor Heating
- Quadruple Garage
- Superb Commuter Links
- Air Source Heating
- Mature Gardens



**Northumberland  
Properties**

Nestled within the prestigious Burgham Park, renowned for its esteemed community and golf course, Woodview commands a distinguished position amidst the tranquil landscapes of Northumberland. This substantial property combines classic charm with contemporary comfort, offering an exceptional living experience. Six double bedrooms, multiple reception rooms, utility room, basement room, two downstairs wc, three bathrooms and swimming pool & gym room.

Externally, Woodview impresses with a grand gated entrance, a quadruple garage, and expansive parking. Manicured lawns, paved patio areas, and mature landscaping create a picturesque setting, while direct access to the golf course further enhances the property's allure.

The esteemed community of Burgham Park offers privacy for all residences with generous plot sizes and well positioned homes. Woodview enjoys a privileged location amidst the serene landscapes of Northumberland. Situated approximately 10 miles north of the historic market town of Morpeth and about 9 miles south of the charming town of Alnwick, residents benefit from easy access to a range of amenities. Morpeth offers riverside charm with shops and restaurants, while Alnwick boasts a famous castle and gardens.

Idyllic villages such as Felton and Longframlington, both within approximately 5 miles, offering quintessential English charm with pubs, shops, and scenic walks. Newcastle upon Tyne, about 25 miles south, provides city amenities and cultural experiences.

Excellent transport links include the nearby Alnmouth Station, around 8 miles away, offering direct rail services to cities like Newcastle, Edinburgh, and London King's Cross. Burgham Park presents a harmonious blend of countryside tranquillity and convenient access to amenities, making it ideal for those seeking a prestigious Northumberland retreat.



## Garden

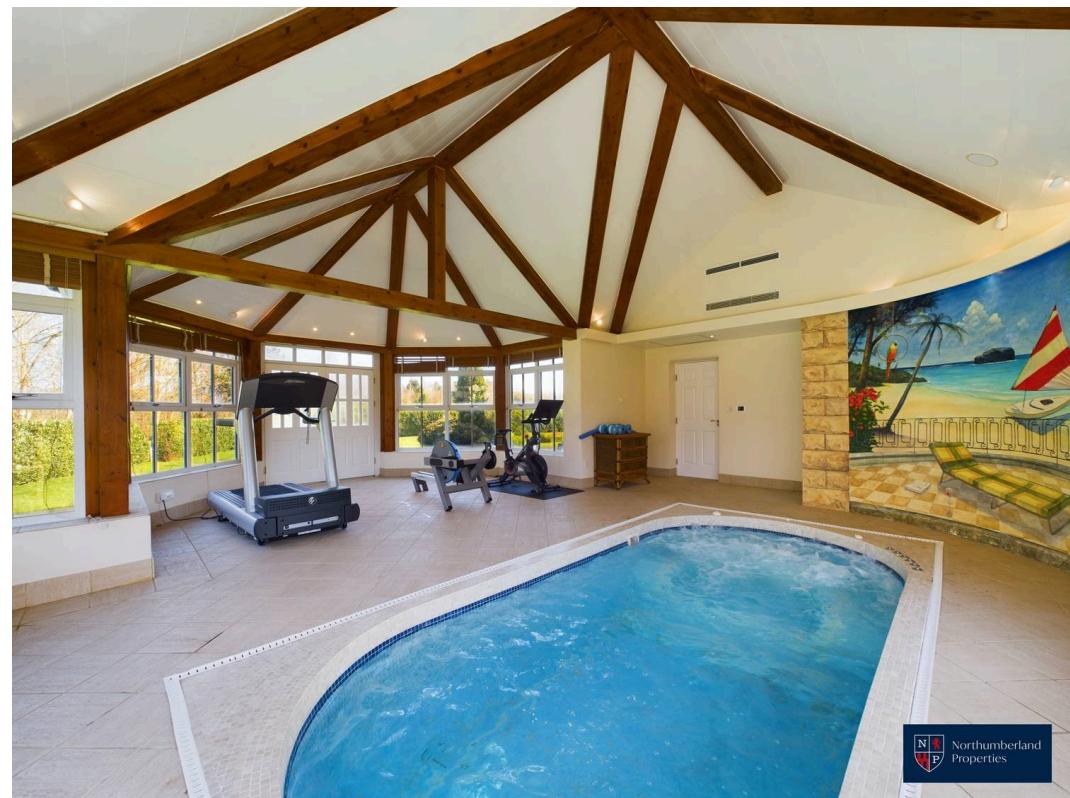
Accessed via a distinguished gated entrance leading to a meticulously crafted gravel driveway. A refined flagged path, flanked by neatly trimmed box hedges, guides you to the front entrance, while impeccably manicured lawns envelop the residence. The property boasts an attached triple garage seamlessly integrated with the architectural aesthetics of the house. Nestled amidst the landscaped surroundings are inviting paved patio areas, strategically positioned at the rear of the house and adjacent to the pool room. The gardens are adorned with low-maintenance trees and shrubs, creating an atmosphere of serene elegance. The expansive property spans approximately 0.77 acres, offering ample space for both relaxation and outdoor activities. Adding to its allure, the property provides direct access to the adjacent Burgham Park golf course via a gate seamlessly integrated into the gardens.

## Garage

4 Parking Spaces

Driveway & Parking with Triple Garage. Enter Property through a grand gated entrance onto a graveled driveway. The driveway leads to the attached quadruple garage which has been designed and constructed to blend with the appearance of the house, and an abundance of tarmacadam parking and turning space.





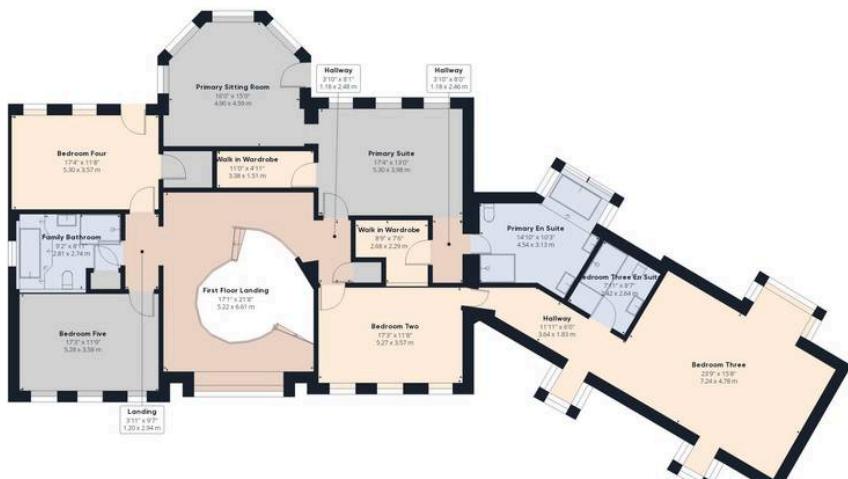


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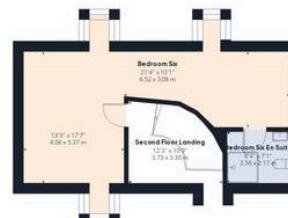


Basement

Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

7249.43 ft<sup>2</sup>

673.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Northumberland Properties

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