

Villa 23 Slaley Park

SLALEY HALL | SLALEY | HEXHAM | NORTHUMBERLAND



A handsome and appealing detached property with
panoramic gardens in an exclusive location

Slaley Village Centre 1.9 miles | Hexham Town Centre 8.2 miles | Corbridge 7.3 miles
Newcastle City Centre 21.1 miles | Newcastle International Airport 22.3 miles





Accommodation in Brief

Upper Floor

Entrance Hall | Sitting Room | Balcony | Kitchen/Dining Room
Utility Room | Principal Bedroom with En-suite Shower Room
Bedroom | Bathroom

Lower Floor

Entrance Hall | Family Room | Two Bedrooms | Shower Room | Sauna

Externally

Panoramic Gardens | Decked Patio | Flagged Patio | Parking







The Property

23 Slaley Park is a highly attractive detached property constructed in a chalet style to offer bright, airy and modern living spaces with an appealing split-level design. Surrounded by sweeping manicured lawns, the property is nestled in the quiet heart of Slaley Park, an exclusive collection of luxury homes situated in the grounds of magnificent Slaley Hall.

The front door open at upper floor level and a short staircase leads up to the wonderful welcoming sitting room. The vaulted ceiling with exposed beams and timber cladding adds to the sense of space, and the room is bathed in natural light from full height glazing to the gable end, along with two skylights. Solid wood flooring runs underfoot, and a warming woodburning stove sits to one side. Making the most of the elevated position, French doors open to a lovely balcony with plenty of space to enjoy the south-facing position. The kitchen/dining room has a sleek contemporary appearance with simple, clean lines, quality fixtures and fittings and ample storage and workspace. Tiled flooring gives way to wood, defining the dining area with plenty of space for a table and chairs. A dual aspect brings lots of light to the whole room. The kitchen is complemented by a generous utility room with additional sink, storage and space for white goods.

There are two bedrooms and a bathroom on the upper floor. The superb principal suite incorporates a vast dual aspect bedroom that stretches the full width of the property with a delightful en-suite shower room. The shower room has elegant boutique styling, with a walk-in rainfall shower, wash hand basin set in a vanity unit, WC and heated towel rail all finished with pretty full tiling. The second bedroom on this floor is currently configured as a snug/office, demonstrating the flexibility on offer. This bedroom is served by a fully tiled bathroom with contemporary suite comprising bath, twin wash hand basins set in a vanity unit, WC and heated towel rail.



A staircase from the entrance hall leads down to the family room on the lower level. This spacious room offers additional reception space with half-glazed double doors opening directly to the decked patio outside. Two double bedrooms sit either side of a shower room which is appointed to the same exceptional standard as the other bathrooms within the property. Adding a touch of luxurious fun, a separate sauna presents a fabulous self-indulgent finish to the day. Finally, a lower level entrance hall leads out to the lawned gardens.



Externally

23 Slaley park rests in extensive lawned gardens with the plot extending on all to around ½ an acre. The manicured lawns rise gently around the property from the lower level to the upper. Adjacent to the house and accessed from the family room is the expansive decked patio. The southerly aspect ensures the best of the sun at all times of the day and throughout the year. In the height of the summer, the upper floor balcony provides a spot of shady shelter on the patio. A stone flagged patio on the upper level offers further outdoor space and also forms the path to the entrance. From this patio, curving flagged steps lead to the top of the garden where there is ample parking space at the driveway.





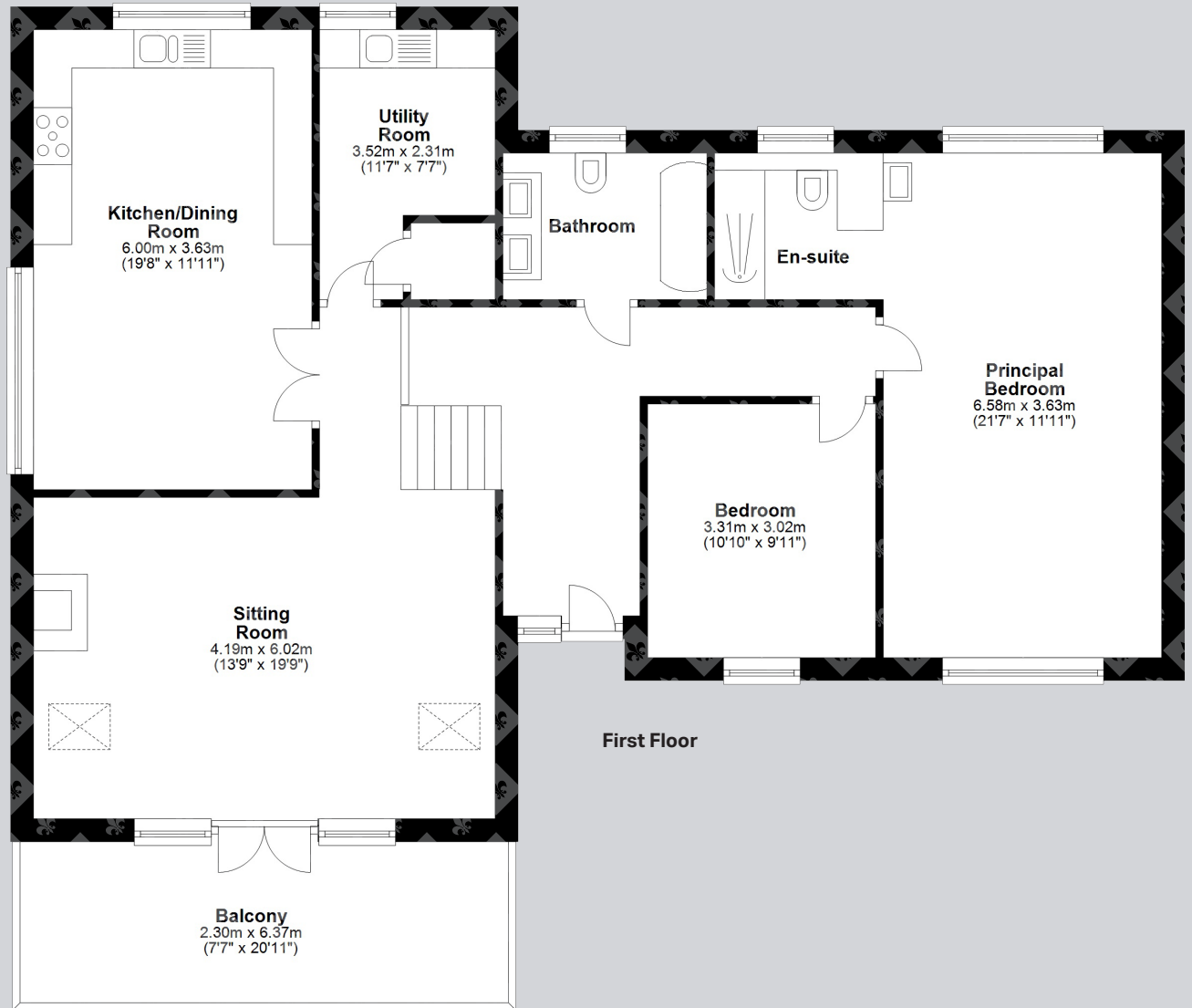
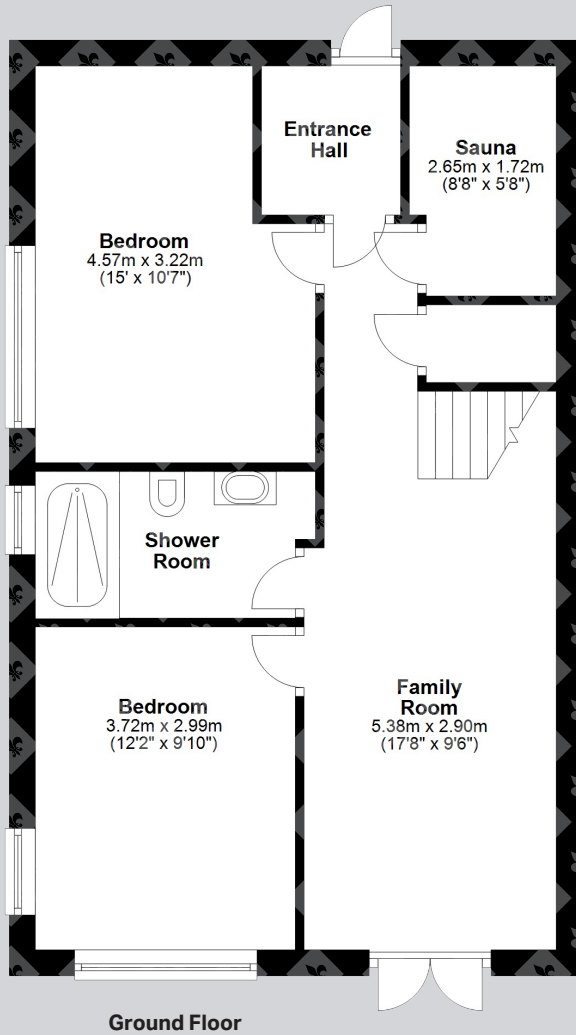
Local Information

Slaley Park is situated in the grounds of the famous Slaley Hall Golf and Leisure complex, surrounded by wonderful Northumberland countryside and also positioned close to the popular village of Slaley. Slaley offers a range of conveniences with village shop, mobile post office visiting every week day, two public houses and Slaley Hall offering excellent restaurant and leisure facilities. Nearby Hexham provides more services with large supermarkets, a good choice of comprehensive and private schooling, hospital and a further choice of shops and eateries. Newcastle city centre is also within easy reach and provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in Slaley together with First and Middle Schools in Corbridge, while senior schooling is offered in Hexham. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For commuters the A69, A1, Newcastle Airport and city centre are all easily accessible.

Floor Plans



Total area: approx. 176.2 sq. metres (1896.5 sq. feet)

Directions

From the centre of Slaley head east and follow the road round to the right, signposted for Stocksfield and Whittonstall. Go straight over at the crossroads with Lead Road, then continue for 0.6 miles before turning right into Slaley Hall. Take the first left hand turn into Slaley Park. The road curves gently to the right and after 150m keep left as the road splits. Continue to the end of the cul-de-sac and the driveway entrance for 23 Slaley Park in on the left-hand side.

Google Maps

what3words



///water.cornering.embedded

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Electric room heaters and immersion for hot water.

Postcode

NE47 0BG

Council Tax

Band G

EPC

Rating E

Tenure

Leasehold – 999 years
from 1st January 1990

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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