

# 12 The Oaks

MATFEN | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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An attractive stone-built modern family home  
with gardens and parking, in a highly desirable  
Tyne Valley village location

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Corbridge 6.7 miles | Ponteland 10.3 miles | Hexham 13.7 miles  
Newcastle International Airport 12.1 miles | Newcastle City Centre 18.5 miles





## Accommodation in Brief

Entrance Porch | Cloakroom/WC | Hall | Sitting Room | Dining Room  
Kitchen | Utility Room | Conservatory | Principal Bedroom with En-suite  
Shower Room | Three Further Bedrooms | Family Bathroom

Driveway | Intergal Garage | Gardens | Raised Patio







## The Property

12 The Oaks is an exceptional family home set within a small, exclusive estate in the attractive and welcoming village of Matfen. Built less than 30 years ago, The Oaks offers modern living in keeping with the aesthetics of the traditional Matfen Estate properties and the countryside around it, and beautifully blends a rural lifestyle within walking distance of amenities and a friendly village community.

An entrance porch and useful downstairs cloakroom/WC opens into the hall with understairs storage cupboard, which in turn leads into the wonderful open plan living accommodation. The light, bright sitting area features a log burning stove set in an inglenook fireplace with wooden lintel, and flows into a spacious conservatory with French doors out into the gorgeous garden. The dining room to the rear is also flooded with natural light through two large windows, French doors and two roof lights, making a wonderful place for dining and entertaining, open to the garden. A smart, modern, neutral kitchen is separated from the dining area by a promontory workbench with sink, so that the pretty garden views can be enjoyed whilst the dishes are washed. Integrated appliances include two ovens, an electric hob and dishwasher. The handy utility room offers further storage, laundry facilities and space for a large American style fridge/freezer. An external door leads out into the garden and an internal door opens into the integrated garage.

To the first floor the spacious and elegant principal bedroom boasts dual aspect, fitted wardrobes and dressing table, and a luxurious en-suite shower room with corner shower cubicle, WC and vanity unit wash hand basin. Three further pleasant bedrooms, two also with fitted wardrobes, and one currently used as a home office, are served by a contemporary bathroom with bath and separate walk-in shower.

A hatch on the landing provides access to loft storage.









## Externally

A large block-paved driveway leads up to the integral garage and provides ample parking for three cars. Well-maintained lawns set with mature shrubs and trees are found to the front and rear of the property, with the private garden to the rear also offering a raised patio, perfect for al fresco dining and relaxing outside.

## Local Information

Matfen is a desirable and popular village in the Tyne Valley, enjoying a private and rural aspect whilst being extremely accessible for Corbridge, Newcastle International Airport and Newcastle City Centre, with regular bus service into Hexham and Newcastle upon Tyne. The village offers a general village shop, café and church, with pubs and restaurants in nearby surrounding villages. Ponteland and Corbridge cater for everyday requirements with supermarkets, shops, further restaurants and professional services. Matfen Hall Hotel with its golf courses, swimming pool and spa and award-winning restaurant is located very close by.

For schooling, there is a First School in Stamfordham and excellent private schooling facilities with Mowden Hall Prep School only a few miles away and numerous highly-regarded private schools in Newcastle.

For the commuter, both the A69 and B6318 Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. There is a regular bus to Newcastle while the rail station in Corbridge provides services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



# Floor Plans



Total area: approx. 168.5 sq. metres (1813.7 sq. feet)

## Directions

From Corbridge, take the B6321 Aydon Road out of the village and continue on this road for 3.9 miles. At the T-junction turn left onto the B6318 and immediately right signposted to Matfen. Proceed along this road into Matfen, passing Matfen Hall Hotel on the right.

Continue into Matfen, over the river and turn left. Head up this road and take the second turning on the right into The Oaks.

Turn into the first driveway on the right-hand side and 12 The Oaks is the second house.

Google Maps

what3words



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## 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. Oil-fired central heating.

**Postcode**

NE20 0TG

**Council Tax**

Band F

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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