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**14 Mill Hill**  
Chatton, Northumberland



**SANDERSON YOUNG**  
estate agents &  
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Price Guide: £380,000



# 14 Mill Hill, Chatton

## Alnwick, Northumberland NE66 5PA

### SITUATION AND DESCRIPTION

A spacious stone built detached family home, occupying a generous garden site, within this exclusive cul de sac of similar properties, with stunning views to the rear over Northumberland's open countryside towards the Cheviot Hills and National Park. Situated in the heart of this picturesque village, 14 Mill Hill was constructed in 2002 and finished to a high standard of specification with the addition of oak flooring to the ground floor reception space, wood burner and Aga to the kitchen.

The well-proportioned accommodation briefly comprises: entrance with cloakroom/wc giving access to a substantial open plan reception space, including lounge and dining area - open to the staircase, French doors giving access to the gardens and views over the hills and open countryside to the rear. Double doors provide additional access to the kitchen/breakfast room with Aga. There is a galleried first floor landing giving access to the master bedroom with en-suite bathroom, a guest bedroom with en-suite shower room/wc, two further good sized bedrooms and a family bathroom/wc. The property incorporates a large double garage with utility area to the rear, open plan lawned garden to the front and substantial lawned garden to rear with summerhouse.

The picturesque village of Chatton lies approximately 4 miles east of Wooler and inland from Belford and the Northumbrian coast. The village offers a range of local amenities including public house/restaurant, art gallery, Church of Holy Cross, village shop/post office and village hall and gymnasium. For a wider range of amenities the market towns of Alnwick and Wooler offer a wider range of facilities with numerous shops, restaurants/hotels, leisure centre, theatre/cinema as well as schooling for all ages. Chatton is ideal as a base from which to explore the Northumbrian Heritage coastline, nearby Chillingham Castle famous for its cattle, and the Cheviot hills to the west. Access to the remainder of the region is available via the A967 with excellent links to Morpeth and via the A1 trunk road with Berwick to the north and Alnwick and Newcastle to the south.

The property comprises:

Hardwood entrance door gives access to the main reception space.

### CLOAKROOM/WC

Comprising high level wc, wall mounted wash hand basin, wood flooring and radiator.

### OPEN PLAN RECEPTION SPACE

14'4 including staircase x 25'10  
(4.37m including staircase x 7.87m)  
Plus 9'11 x 3'10 (3.02m x 1.17m)

A substantial open plan reception space which incorporates the lounge area with stone feature fireplace and wood burning stove, part glazed French doors give access to the rear gardens, TV point, telephone point, and an additional double glazed window to the rear. The dining area is located to the front of the property with bay style double glazed window to front. There is coving, wood flooring throughout and two radiators, as well as a staircase giving access to the first floor. Additional double doors give a further access to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

10'6 x 25'10 (3.20m x 7.87m)

The kitchen area has a tiled floor and has been fitted with a range of cream wall and base units with wood work surfaces, double Belfast sink with mixer tap, tiled splashbacks, integrated dishwasher and microwave, recessed lighting. To the centre of the room there is a sandstone chimney breast with tiled inset housing the Aga. The breakfasting area has wood flooring, a large shelved pantry cupboard, radiator, double glazed windows to the rear giving views over the garden and countryside beyond with access door to the garage. The kitchen is to the front of the property and enjoys double glazed windows to the front and side giving views over the cul de sac.

### FIRST FLOOR LANDING

A galleried landing area with loft access, double glazed window to front, two radiators, and built-in airing cupboard housing tank.



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### **BEDROOM TWO**

12'7 x 11'3 (3.84m x 3.43m)

A double bedroom which has double built-in wardrobes providing hanging and shelving space, radiator and double glazed windows to front and side elevations.

### **BEDROOM FOUR**

10'11 x 9'3 (3.33m x 2.82m)

A generous fourth bedroom which has a single wardrobe, radiator, two double glazed windows to front and an additional double glazed window to the side.

### **MASTER BEDROOM**

13'10 x 10'11 (4.22m x 3.33m)

This double bedroom has double glazed windows to rear and side elevations, radiator, TV point and single built-in wardrobe.

### **EN-SUITE**

9'6 x 7'0 (2.90m x 2.13m)

Comprising bath, pedestal wash hand basin, low level wc, separate tiled shower cubicle, tiled walls and floor, recessed lighting, extractor fan, radiator and double glazed window to the rear.

### **FAMILY BATHROOM/WC**

7'8 x 6'11 (2.34m x 2.11m)

Comprising bath with pedestal wash hand basin, low level wc, tiled walls and floor, recessed lighting, radiator, extractor fan and double glazed window to the rear.

### **BEDROOM THREE**

12'11 max x 13'4 (3.94m max x 4.06m)

With some restricted head height

A dormer style guest bedroom with Velux window to the rear, double glazed window to front and TV point.

### **EN-SUITE SHOWER ROOM/WC**

5'7 x 11'11 (1.70m x 3.63m)

With some restricted head height

Comprising shower cubicles, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, extractor fan, radiator, recessed lighting, shaver point and Velux style window.

### **EXTERNALLY**

The front garden is open plan and laid to lawn with inset beds, paved pathway and block paved driveway with parking for two cars, which gives access to the double garage.

### **INTEGRAL DOUBLE GARAGE**

An integral double garage which has two up and over doors, power and lighting. To the rear of the garage is a utility area, which has a stainless steel sink unit and drainer, roll top work surface, plumbing for automatic washing machine, central heating boiler, two double glazed windows and rear access door.

There is a substantial mature garden to the rear of the property, which is laid mainly to lawn with patio area, feature insets and hedge surround. Within the garden there is separate walled and fenced garden area with boundary overlooking the hills and countryside beyond. In addition there is a fabulous Cedar Summerhouse with power, lighting and water, which would ideally lend itself to an external office space.

### **SERVICES**

The property has mains electricity, water and drainage services and oil central heating.

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Tax Band E

### **ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 24/3/15

Ref: HMA RAJ SY/V2



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