



rare!

From Sanderson Young



Brooklands

Tranwell Woods



Brooklands, Tranwell Woods, Morpeth, Northumberland, NE61 6AQ

Guide Price £2,750,000

MAGNIFICENT BESPOKE SIX/EIGHT BEDROOM FAMILY HOME WITH BEAUTIFUL LANDSCAPED SOUTH FACING GARDENS, STUNNING LEISURE SUITE AND SWIMMING POOL, TRIPLE GARAGE WITH SEPARATE FIRST FLOOR GRANNY ANNEXE/STUDIO HOME OFFICE.

Brooklands is a magnificent, newly built luxury home, occupying a private garden site of approx 0.83 acres, towards the most southern edge of Tranwell Woods, with secure gated entrance, driveway for several cars and a triple garage with apartment/annexe over. The impressive family home has been beautifully constructed, designed and styled by the owners, with great attention to detail on all aspects of design and decor - the accommodation extends to over 13,000 sq.ft over three floors and truly is a fabulous family home with great versatility and space.

Brick pillared entrance with electronic sliding gate | Extensive driveway with parking for several cars | Triple garage with electric doors | Annexe apartment/home office over the garage with first floor studio living/bedroom space, kitchen area and shower room/wc - ideal as granny/teenage accommodation or separate home office.

Highly impressive reception hallway with bespoke, American oak gull wing staircase and a porcelain tiled floor | Cloakroom/wc | Fabulous drawing room with feature fireplace and six dual aspect windows | Doors connect to a generous formal dining room | Versatile living/family room with six dual aspect windows | Stunning luxury open plan principal reception room providing a kitchen/breakfast/dining and living area with three sets of bi-fold doors opening to the paved terrace and garden - an ideal entertaining space linking the garden and main house | Bespoke contemporary kitchen with U shaped central island with Corian worktop, providing a breakfast bar area for 8-10 people and an additional attached formal dining table for a further 8 people - integrated appliances include three ovens, dishwasher, coffee machine, full fridge and freezer, walk in larder/pantry | Sitting area has a plasma wall mounted TV, feature fireplace and doors connecting to the dining room and leisure wing/swimming pool | Utility/laundry room with excellent storage and dog bath/shower | A glazed conservatory passageway, with doors to the garden, links the main house to the triple garage/annexe |

Leisure suite and swimming pool with 'state of the art' high quality pool with an electric cover | Gymnasium/entertaining area with bi-fold doors opening to the terrace | 'His and Hers' shower rooms | Boiler/plant room | Feature glazed apex window and vaulted ceiling | Recess area ideal for sauna/steam room |

First floor galleried landing | Cosy snug living room with doors to a private roof terrace with glass balcony surround | Master bedroom suite with two patio doors opening to a fabulous private south facing balcony with glass balustrade - walk in dressing room with open storage and shelving and access to an IT room, beautiful master ensuite with walk in shower, twin wash hand basins in a vanity unit and a lovely slipper bath | Three large double bedrooms, two with walk in wardrobes and luxury ensuite bathrooms with separate showers | Family shower room |

Second floor landing | Two large double bedrooms with full height vaulted ceilings and a 'Jack and Jill' ensuite shower room/wc | Two large versatile reception rooms currently used as a gym/dance area and games room but would be ideal as further bedroom accommodation or cinema/entertainment space.

Brooklands is a special family home, designed to enjoy its stunning, south facing outside space as much as the indoor space - with granite terraces to the full width of the main house, a recent purpose built gazebo seating area, with food prep area, wine fridge and pizza oven, ideal for outside entertaining and enjoying the summer months. There are extensive lawns with a number of trees planted to the fence boundary, giving additional privacy.

Design features include - Finger recognition entry system, integral sound system throughout the house, closed circuit TV surveillance camera system, underfloor heating system to all floors, concrete floors with excellent insulation, automatic backup Generator, Superfast broadband connection.

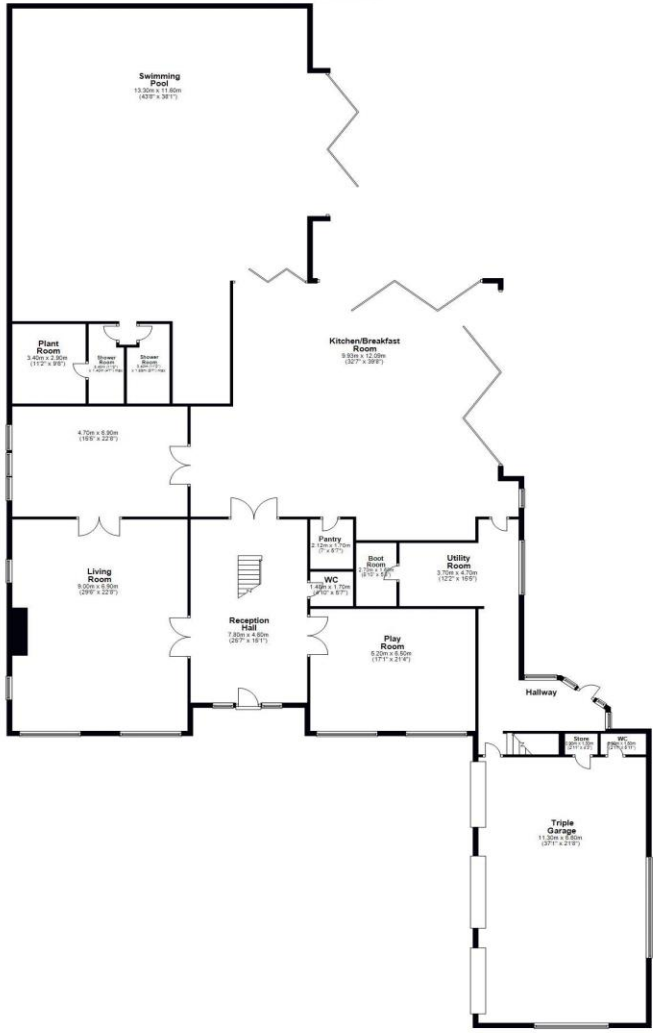




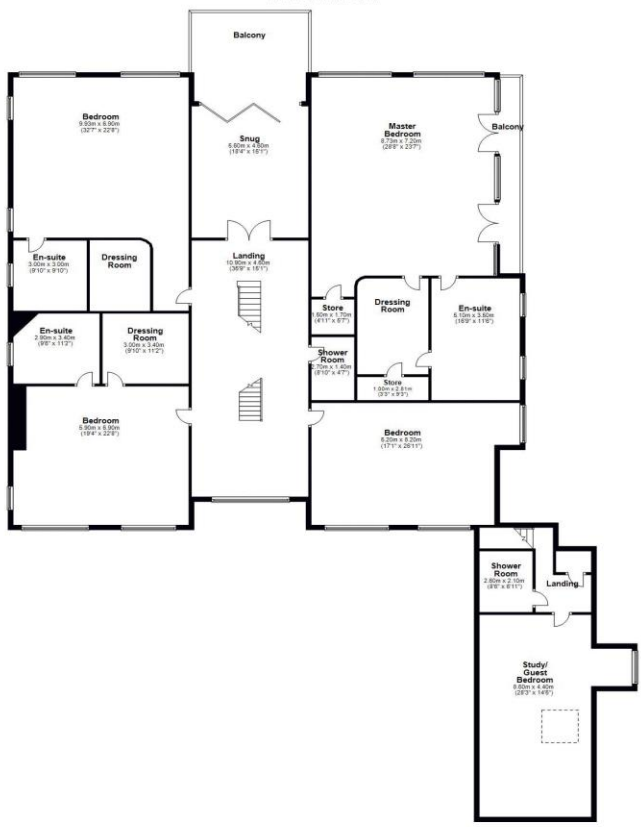




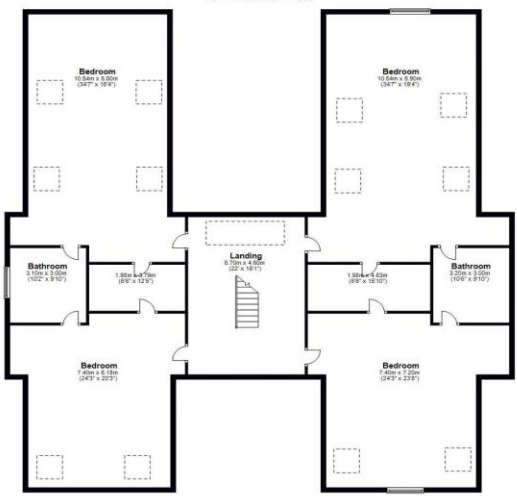
Ground Floor
Approx. 533.2 sq. metres (5335.9 sq. feet)



First Floor
Approx. 692.2 sq. metres (6925.0 sq. feet)



Second Floor
Approx. 284.1 sq. metres (2837.9 sq. feet)



Total area: approx. 1205.7 sq. metres (11949.4 sq. feet)
Brooklands, Trarwell Woods



BROOKLANDS

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