



rare!

From Sanderson Young



**The Beeches**  
Whickham Park, Whickham



## The Beeches, Whickham Park, Whickham, Newcastle upon Tyne NE16 4EH

Guide Price £825,000

The Beeches is a stylish and unique detached house, located in a beautiful private location to the head of Whickham Park, with a secluded garden site of approx. 0.264 acres and elevated views over the garden and churchyard. The impressive five bedroom family home has been substantially extended by the current owners since their purchase 10 years ago, creating a fabulous 31ft vaulted ceiling kitchen/breakfast room with picture windows over the gardens, and a large double bedroom over the garage - with further improvements including the rendering of the house, under floor heating in the kitchen and new double glazed windows. The house offers great versatility, with the possibility of a ground floor annexe for an elderly relative, teenager or those with poor mobility incorporating, a separate sitting room, double bedroom with en suite/wc and direct access to the garden.

Reception hallway | Cloakroom/wc | Study/bedroom five with sliding door wardrobes | Versatile second reception room/annexe | Guest double bedroom four with fitted wardrobes and patio doors opening to the garden | En suite shower/wc | Fabulous 22ft sitting room with dual aspect picture windows overlooking the garden | Dining room with French doors to the garden | Magnificent 31ft family kitchen/breakfast room with a vaulted ceiling and excellent natural light from the picture windows - central island, granite worktops and integrated appliances | Utility cupboard | Open tread staircase to first floor | Impressive 23ft master bedroom with floating emperor bed, fitted furniture, vaulted ceiling and a door opening to a lovely balcony with elevated views | Walk in wardrobe and en suite bathroom/wc with Jacuzzi bath | Two further large double bedrooms, both with fitted wardrobes | Family bathroom with corner bath and separate shower | Integral double garage with two electric doors | Attractive driveway with parking for several cars | Mature and private gardens with hot tub and terraced seating areas

Whickham Park is an exclusive cul de sac of individual homes, ideally located in the centre of Whickham, with residents' pedestrian secure gated access directly into the heart of the village, with its wide variety of shops, cafes and restaurants, as well as excellent local schooling for all ages. A viewing is essential to appreciate the unique and versatile nature of this family home.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: G | Energy Performance Certificate: D

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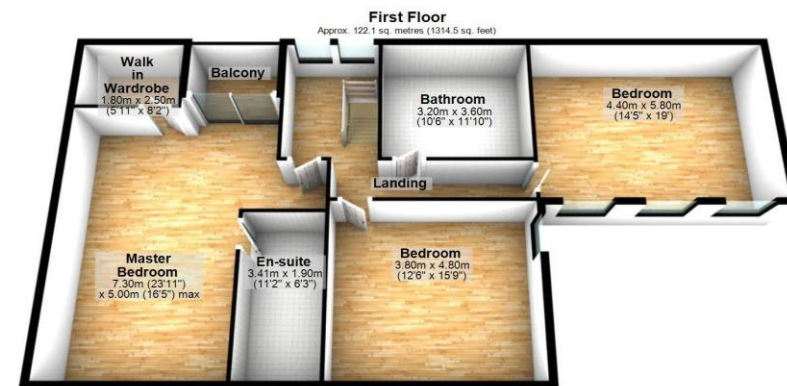




The best glass is an empty one  
and the best wine is a little  
DRINK!







Total area: approx. 320.1 sq. metres (3445.9 sq. feet)  
**The Beeches, Whickham Park**



All confidential enquiries to:

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