



# *School Close*

GREAT WHITTINGTON, NE19 2HZ

ROOK  
MATTHEWS  
SAYER

*Fine* LIVING





4 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£625,000**

## *Impressive detached stone-built house*

Presenting a detached stone-built family house for sale, positioned in a sought-after location in the heart of Great Whittington with convenient access to green spaces and scenic walking routes. This neutrally decorated residence is set on an impressive plot of approximately half an acre, offering ample opportunity for outdoor activities, enjoyment, or further development potential.







## *Spacious, inviting living room*

Stepping inside, the property features two inviting reception rooms. The main reception room includes large windows that flood the space with natural light, complemented by a log burner and fireplace—ideal for creating a cosy atmosphere. Patio doors provide direct access to the south-facing lawn, making it perfect for relaxing or entertaining guests. The adjoining dining room offers an elegant setting for family meals and gatherings.





# *Well-designed kitchen*

There is a well-designed kitchen, equipped with an AGA and dining space, that benefits from abundant natural light and convenient access to the garden—perfect for informal meals or summer entertaining. There is also a generous utility room with potential for conversion.



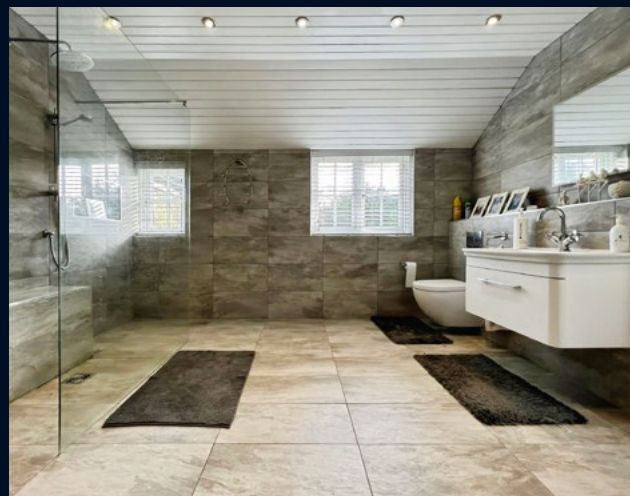




## *Stand-out master bedroom*

The house provides four double bedrooms, catering well to growing families. The master bedroom stands out with built-in wardrobes, an en-suite shower room, and a Juliet balcony, delivering both comfort and style.





## *Spacious bedrooms & bathrooms*

The remaining bedrooms also benefit from en-suite facilities and spacious, light-filled layouts, ideal for family or guests. The property features luxurious Villeroy & Boch bathroom suites in all its bathrooms.



## *Beautiful garden*

Additional features include a garage and a beautifully maintained south-facing lawn. With its spacious accommodation, prime location, and remarkable garden, this property presents an appealing opportunity for families seeking comfort and development potential.





# Property Description

## GROUND FLOOR

**Living Room:** 24'10" (into bay) x 12'09"  
(7.57m x 3.89m)

**Dining Room:** 11'09" x 9'05" (3.58m x 2.87m)

**Kitchen:** 12'04" x 17'05" (3.76m x 5.31m)

**Utility Room:** 10'02" x 17'06" (3.10m x 5.33m)

**Office:** 8'03" x 5'10" (2.52m x 1.79m)

**W.C**

## FIRST FLOOR

**Bedroom One:**  
21'07" (max) x 12'11" (+wardrobes)  
(6.58m x 3.94m)

**En-suite:** 6'04" x 7'09" (1.93m x 2.36m)

**Bedroom Two:** 11'06" x 12'06" (3.51m x 3.81m)

**Bedroom Three:** 9'04" x 17'02" (2.84m x 5.23m)

**Bedroom Four:** 11'10" x 9'04" (3.61m x 2.84m)

**Bathroom:** 12'04" x 12'06" (3.76m x 3.81m)

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** OIL

**Broadband:** FIBRE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE & DRIVEWAY

**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## Restrictions and Rights:

Conservation Area? YES

Restrictions on property? NO

## Building Works:

Any known planning permissions or proposals in the immediate locality: YES

Outstanding building works at the property: NO

**Tenure:** Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

**Council Tax Band:** E

**EPC Rating:** TBC

P00007493.SD.SD.10/10/25.V.1



# Floor Plans







For more information please contact our branch today via:  
**T: 01661 860228** [ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.