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Slaley  
Hexhamshire

# Slaley, Hexhamshire

- Detached Stone Property
- "STAR ITEM"

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- Double Garage

- Large Driveway and Gardens
- Orangery

**Guide Price: £ 875,000**

Situated in the desirable village of Slaley is Meadow Rise, an impressive stone built detached home offering an executive lifestyle with sensational panoramic views beyond the perfectly manicured lawns.

The internal décor and specification are exceptional, with elegant rooms throughout providing spacious and versatile contemporary living but with an abundance of charm.

Approached through the gates, along a resin driveway to a double garage; the front door opens into a porch through to a spacious and welcoming reception hall with stairs to the first floor and doors off to the main reception rooms. The living room boasts a feature fireplace housing an open fire and double doors lead through to the orangery with elevated ceiling, roof windows and exceptional views. There is a formal dining room with double doors leading out to the front garden. The breakfasting kitchen is fitted with a range of wall and floor units, large island with storage and seating with complementary granite work surfaces incorporating a Belfast sink with mixer tap over, gas Aga with extractor above, a very useful shelved pantry, integrated dishwasher and microwave oven. The utility room, cloakroom and a boot room are from the kitchen and provide access to the rear.

From the hallway stairs lead up to the first-floor landing where there are four bedrooms. The master suite enjoys a range of fitted wardrobes and large en-suite shower room. There is a family bathroom comprising a panelled

bath, separate shower cubicle, wash hand basin set within a vanity unit and low level wc.

Externally the property benefits from a large gated driveway with access to the spacious double garage. The front garden is mainly laid with lawn with well stocked borders, matures shrubs and trees. To the rear is a large garden again mainly laid with lawn but offering multiple seating areas to take in the surrounding valley views and a useful summer house.

Slaley offers exclusive rural village living with a real community feel. Also a stone's throw from the leisure facilities offered at Slaley Hall including 18 hole golf course, pool, spa, gym and dining. The village has a first school, community pub, village shop and good road links to Hexham for all other essentials such as healthcare and train travel.

## INTERNAL DIMENSIONS

Kitchen Diner: 24'8 x 10'6 (7.53m x 3.19m)  
Orangery: 19'9 x 18'1 (6.03m x 5.52m)  
Living Room: 26'6 x 12'11 (8.07m x 3.93m)  
Family Room: 13'10 x 11'10 (4.21m x 3.6m)  
Utility Room: 9'7 x 7'11 (2.93m x 2.41m)  
Boot Room: 8'9 x 7'2 (2.66m x 2.17m)  
Bedroom 1: 17'9 x 13'1 (5.41m x 4m)  
En-Suite: 13'1 x 8'2 (4m x 2.46m)  
Bedroom 2: 13'3max x 13'0 (4.05m x 3.96m)  
Bedroom 3: 13'0 x 9'0 (3.96m x 2.74m)  
Bedroom 4: 11'1max x 8'2 (3.36m x 2.45m)  
Bathroom: 11'1 x 7'1 (3.38m x 2.15m)  
Double Garage: 18'2 x 18'2 (5.54m x 5.54m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Double Garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

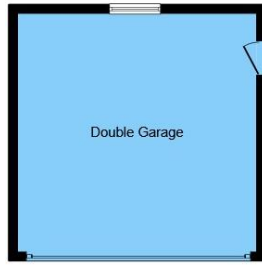
## TENURE

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: G**

**EPC RATING: C**

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**Double Garage**



**Ground Floor**



**First Floor**



**46 Priestpopple, Hexham, NE46 1PQ** [hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)  
**01434 601616** [www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

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**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.



