



**A SUPERB COUNTRY PROPERTY WITH SEPARATE COTTAGE ANNEXE SET
IN AROUND 6.4 ACRES OF LAND**

OXHILL FARM,
WHINNEY HILL, STOCKTON ON TEES, TS21 1BW





A STUNNINGLY PRESENTED FOUR BEDROOM EXECUTIVE HOME WITH ADDITIONAL COTTAGE ANNEXE

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Freehold

Four bedrooms ♦ six reception rooms ♦ three bathrooms
♦ one bedroom guest cottage ♦ triple garage
♦ 6.4 acres of land including a 9 hole golf course

Situation

Yarm 6.8 Miles, Darlington 8 Miles, Teesside 9.9 Miles, Durham
18.8 Miles, Sunderland 31 Miles

Oxhill Farm is particularly well located in a semi-rural location which is within easy reach of Darlington, Yarm and Teesside and enjoys open views over countryside and the Cleveland Hills. For the commuter the A66, A19 and A1 provide links with the major commercial centres of the region, with Darlington train station providing excellent links to London and Edinburgh along the East Coast mainline. This is complemented by Durham Tees Valley, Newcastle and Leeds Bradford International Airports offering further communications with the rest of the country and overseas. There are a number of well-known private schools nearby including Red House, Teesside High School and Yarm School.

Description

Oxhill Farm is a traditional farmhouse which is set in around 6.4 acres of beautifully landscaped gardens including a nine hole golf course but could also appeal to a purchaser with equestrian interests. The house has been extended and upgraded to a high standard and the attention to detail is apparent includes a one bedroom cottage annexe, workshop, office and triple garage. The house is approached by three separate entrances all with independent electronic gated access. The property has been designed and laid out to offer flexible accommodation for the growing family and entertaining, as well as offering ancillary accommodation for guests or relatives. The property has features such as an impressive reception hall with oak staircase and finishes, a superb lounge with bar and a stunning bespoke hand crafted kitchen which overlooks the gardens.

The house is entered via a grand and impressive entrance hall with oak flooring and a superb oak staircase which leads to the first floor accommodation. The Study and Sitting rooms lead off the hall. The dining room has a superb oak fireplace and panelling to the walls,





timber and slate detailed flooring, the furniture has been commissioned locally and may be available by separate negotiation. The large impressive living room is ideal for entertaining and enjoys access to the gardens via several sets of bifold doors, an integrated surround sound which also extends to the gardens and balcony, there is a handcrafted oak bar with brass handrail and foot rests, plumbed sink and glazed shelving and mirror and French doors which lead into the gardens. The stunning bespoke hand crafted kitchen is the real hub of the house and connects the dining and living rooms to create a wonderful entertaining area. The kitchen was specifically designed to the owners exacting specification and is fitted with a high quality range of oak units with granite work surfaces, a central island unit with host of quality appliances by 'Gaggenau' and 'Smeg' including a double oven, steam and microwave oven, four ring gas hob and induction hob, two fully integrated dishwashers, fridge and freezer and wine cooler, inset Franke sink and hot 'Quooker' tap, Amtico flooring and vaulted ceiling with Velux rooflights and ample space for table and chairs, double oak doors with etched panels lead to a rear hall.

To the first floor there are four good double bedrooms, the master having an en-suite bathroom, a family bathroom and a shower room.

Guest Cottage

Oxhill Farm has a detached cottage with attached workshop and garage. The cottage is beautifully equipped and has an open plan lounge/diner with open staircase leading to the first floor, a well-appointed kitchen with a range of dark oak fronted wall and floor units, built in appliances including electric oven, gas hob, extractor hood and Amtico flooring. To the first floor is a spacious double bedroom with bathroom/w.c.



Office/Utility

Attached to the cottage is a spacious office with separate telephone point, windows overlooking the courtyard and a built in sound system. The utility room is plumbed for automatic washing machine, has a good range of wall and floor units and also houses the boiler for the cottage. There is a secure wine cellar.

Garages

There is garaging for three vehicles with remote electric doors and a workshop/store.

Externally

Oxhill Farm is approached by one of three separate gated entrances which open into large parking areas. The gardens and grounds of Oxhill Farm are really rather special with beautifully landscaped lawns and woodland, mature shrub borders and highlighted with some lovely trees lined paths, a nine hole golf course which could also appeal to a buyer with equestrian requirements, there are two ponds with water features, stunning topiary sculptures and an original wishing well. A replica Swilken Burn Bridge as featured at St Andrews golf course. There is an outdoor dining/entertaining area with a stunning natural stone pergola and outdoor kitchen/food preparation area. From here a contemporary staircase leads to a first floor roof terrace enjoying superb open views.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

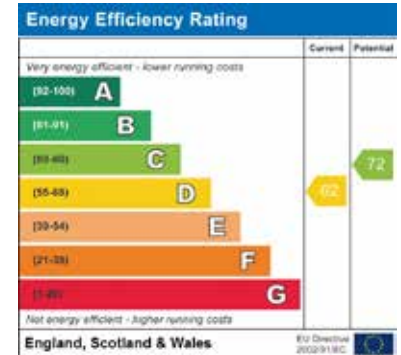
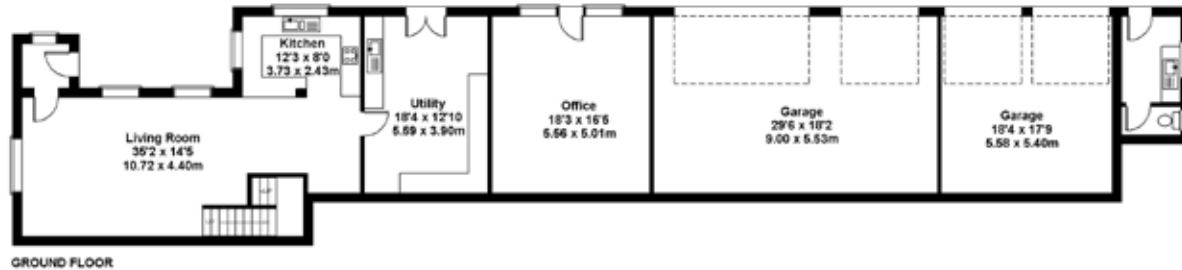
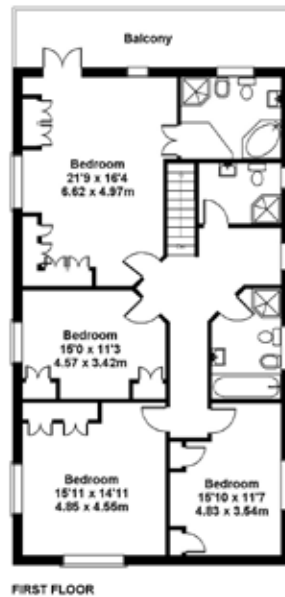
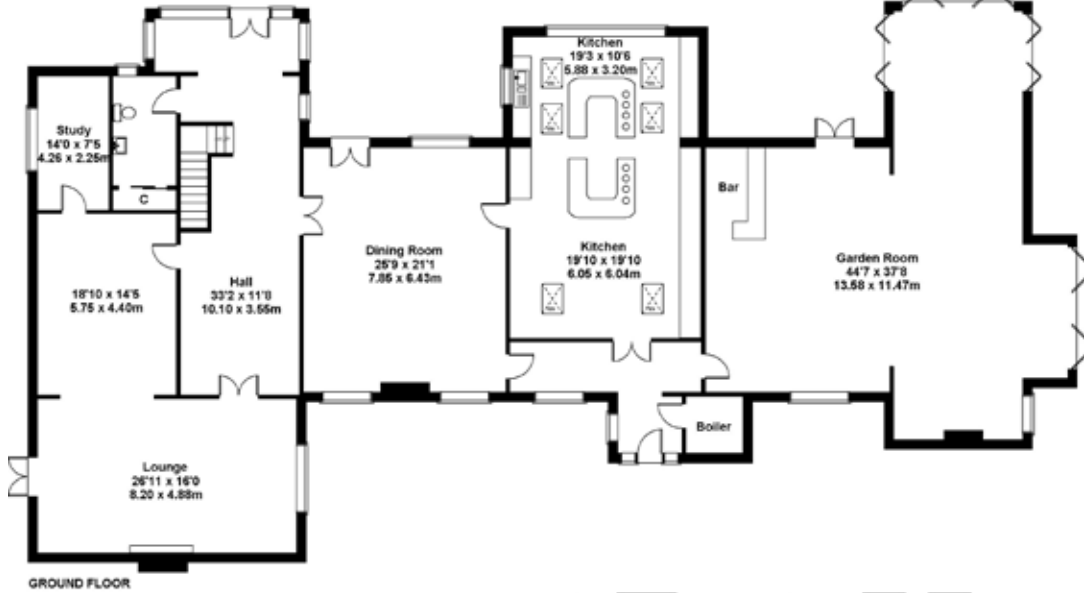
Viewing

Strictly by appointment with Savills.





Oxhill Farm



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