Station Road East, Coxhoe, DH6 4AT
5 Bed - Bungalow - Detached
£525,000

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Station Road East
Coxhoe, DH6 4AT

Occupying an exceptional plot of approximately 1.6 acres, this stunning detached dormer bungalow enjoys a superb position on the outskirts of the village, offering privacy, extensive grounds and excellent road links.

Accessed via double gates, a sweeping driveway winds through beautifully maintained gardens to an extensive forecourt-style block-paved driveway, creating a grand approach to the property. The home is complemented by detached triple garages with individual remote-controlled roller doors, together with a separate stable block situated within a partitioned paddock that benefits from its own independent access, making it ideal for equestrian use or a variety of lifestyle requirements.

The magnificent grounds are a standout feature, incorporating extensive lawns, mature planting, patio entertaining areas and a charming summerhouse, providing a peaceful setting to enjoy the sunny surroundings. Further benefits include solar panels, UPVC double glazing and gas central heating.

The spacious and versatile accommodation briefly comprises an entrance porch leading to a welcoming hallway, a comfortable lounge with patio doors opening onto a balcony seating area overlooking the gardens and enjoying a sunny aspect, a separate dining room, a modern fitted kitchen/breakfast room, and a generous utility room with cloakroom/WC.

The ground floor also offers an impressive principal bedroom with en-suite shower room, together with three further well-proportioned bedrooms, providing excellent flexibility for family living.

To the first floor is a spacious reception-style landing with seating area, two large bedrooms and a separate WC.

Combining substantial accommodation, outstanding outdoor space and excellent ancillary buildings, this is a rare opportunity to acquire a distinguished home in a sought-after semi-rural location, perfectly suited to those seeking space, privacy and a high-quality lifestyle.

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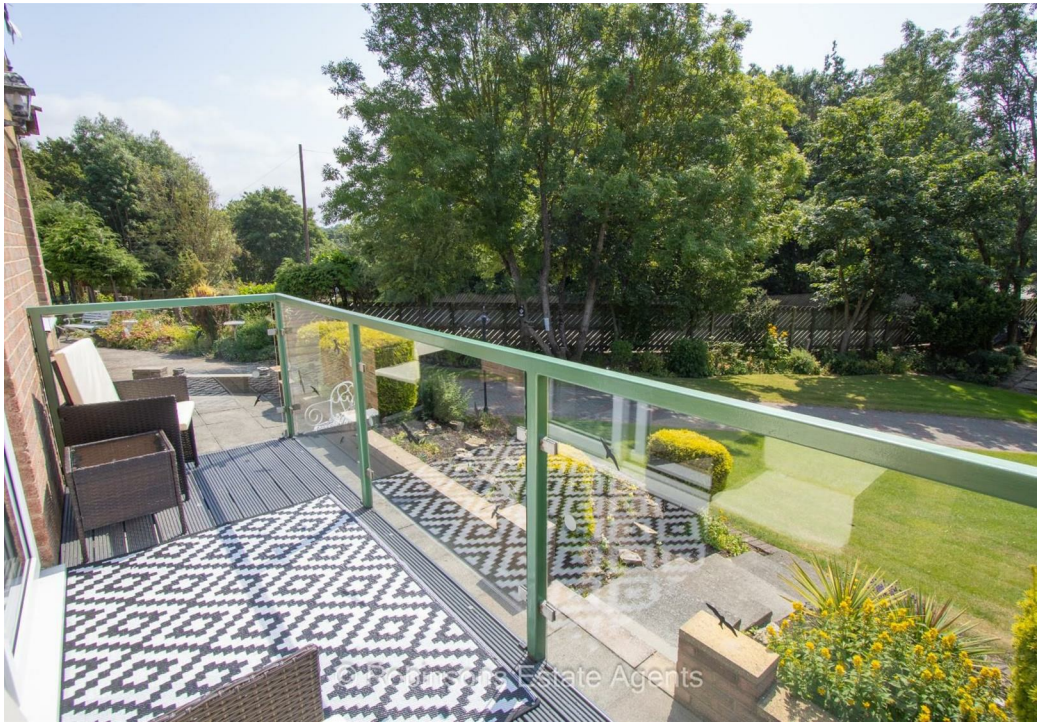
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LOCATION

Coxhoe is a thriving and highly regarded village situated approximately five miles south-east of Durham City, offering an excellent balance of semi-rural living with outstanding connectivity. Rich in history yet well suited to modern family life, the village has become a popular choice for commuters thanks to its close proximity to the **A1(M) at Junction 61**, providing swift access to Durham, Newcastle, Sunderland, Teesside and the wider North East road network. The **A177** also offers convenient links to Durham City and Stockton-on-Tees.

Coxhoe boasts an excellent range of everyday amenities, including a supermarket, convenience stores, independent retailers, cafés, public houses, takeaways and a village pharmacy. Families are well served by local schooling, healthcare facilities and a variety of recreational amenities, creating a strong sense of community. The village also benefits from regular public transport services, making travel to Durham and neighbouring towns straightforward.

Residents have access to Coxhoe Primary School, Coxhoe Medical Practice, together with convenient shopping facilities including Co-op Food - Coxhoe - Park Road and Londis, ensuring all essential day-to-day needs are close at hand.

Surrounded by attractive County Durham countryside, Coxhoe offers the perfect combination of village charm, modern convenience and excellent transport links, making it one of the area's most desirable locations for professionals, families and those seeking an accessible yet peaceful place to call home.

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205 p.a
Tenure: Freehold - we believe the property is on two titles which the seller is looking into merging. Title should be checked prior to any sale completion.
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains / property has solar panels also
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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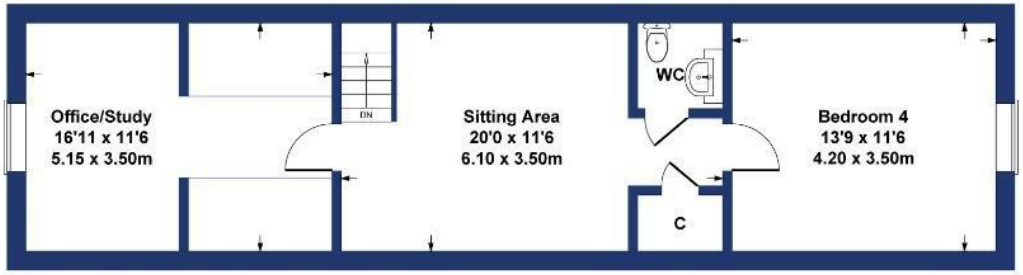
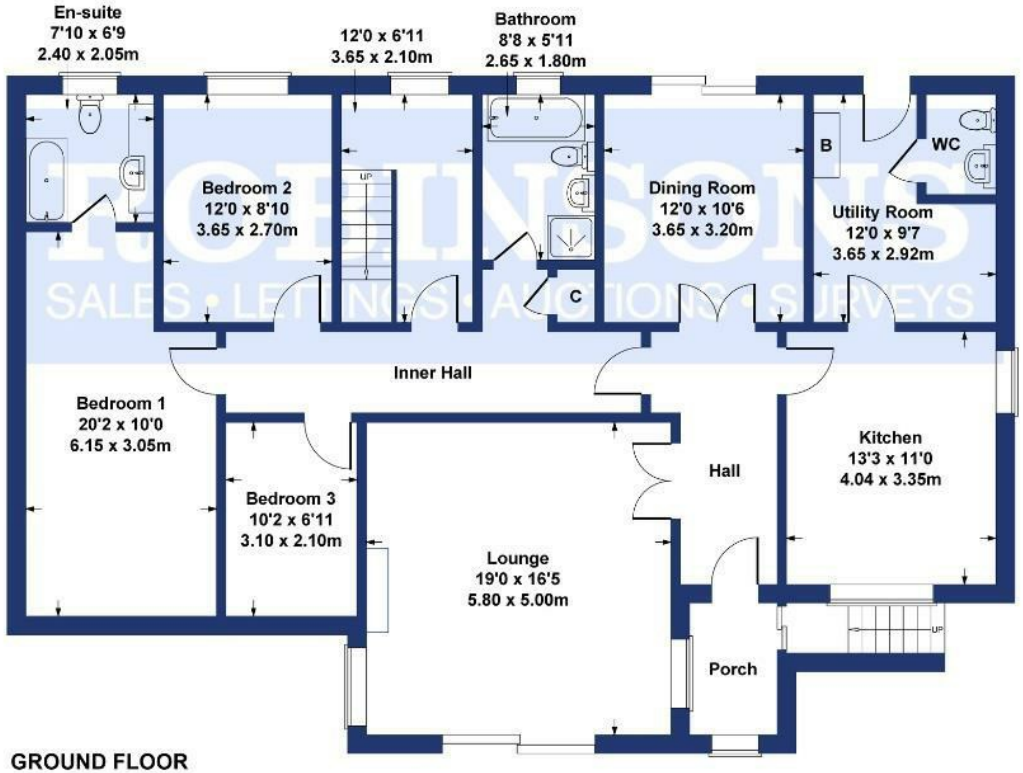
Approximate Gross Internal Area
2153 sq ft - 200 sq m



FIRST FLOOR

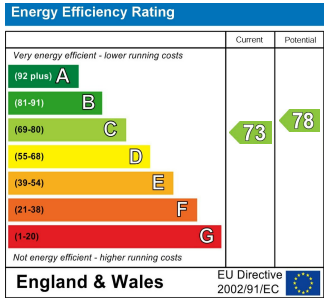


GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

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