



**FINE & COUNTRY**  
Homes from Robinsons

CHARNWOOD THE VILLAGE  
HAWTHORN | SR7 8SD



# CHARNWOOD THE VILLAGE

## HAWTHORN | SR7 8SD

Occupying a very pleasant position within this much sought after village, we are delighted to offer for sale this double fronted 4 bedroom detached family home. The property is deceptively spacious and briefly comprises of entrance hall, cloaks/WC, A light and airy lounge/dining room with twin bay windows and feature fire surround housing a log burning stove. There is a further reception room to the rear, currently utilised as a snug but equally would make an ideal home office. The breakfasting kitchen has a comprehensive range of units with black granite work surface, ceramic tiled flooring and patio doors leading to the conservatory.

To the first floor the master bedroom enjoys countryside views over neighbouring farm land. A range of fitted wardrobes and en-suite bathroom. The remaining 3 good sized bedrooms are serviced by the family bathroom.

To further compliment this family home there is a large established garden to the rear which offers a great deal of privacy. Predominantly laid to lawn, with raised flower beds, shrubbery and private patio areas. To the front there is a further garden and lengthy side drive leading to the single detached garage.

The pretty village of Hawthorn is surrounded by open countryside and walks upon the doorstep down through the local dean, whilst the beach to the East isn't far away. Commuting to major north east towns and cities is with ease provided by the A19.



















#### AGENTS NOTES:

- \* All main services
- \* Gas fired heating via radiators
- \* Upvc double glazed windows
- \* Freehold
- \* Council tax Band D
- \* EER D67

#### LOCATION:-

Hawthorn is an attractive rural village set in the Durham landscape between Seaham and Easington with the North Sea forming its eastern boundary. Contains a beautiful small church built in 1862 and a very popular pub the Stapylton Arms.

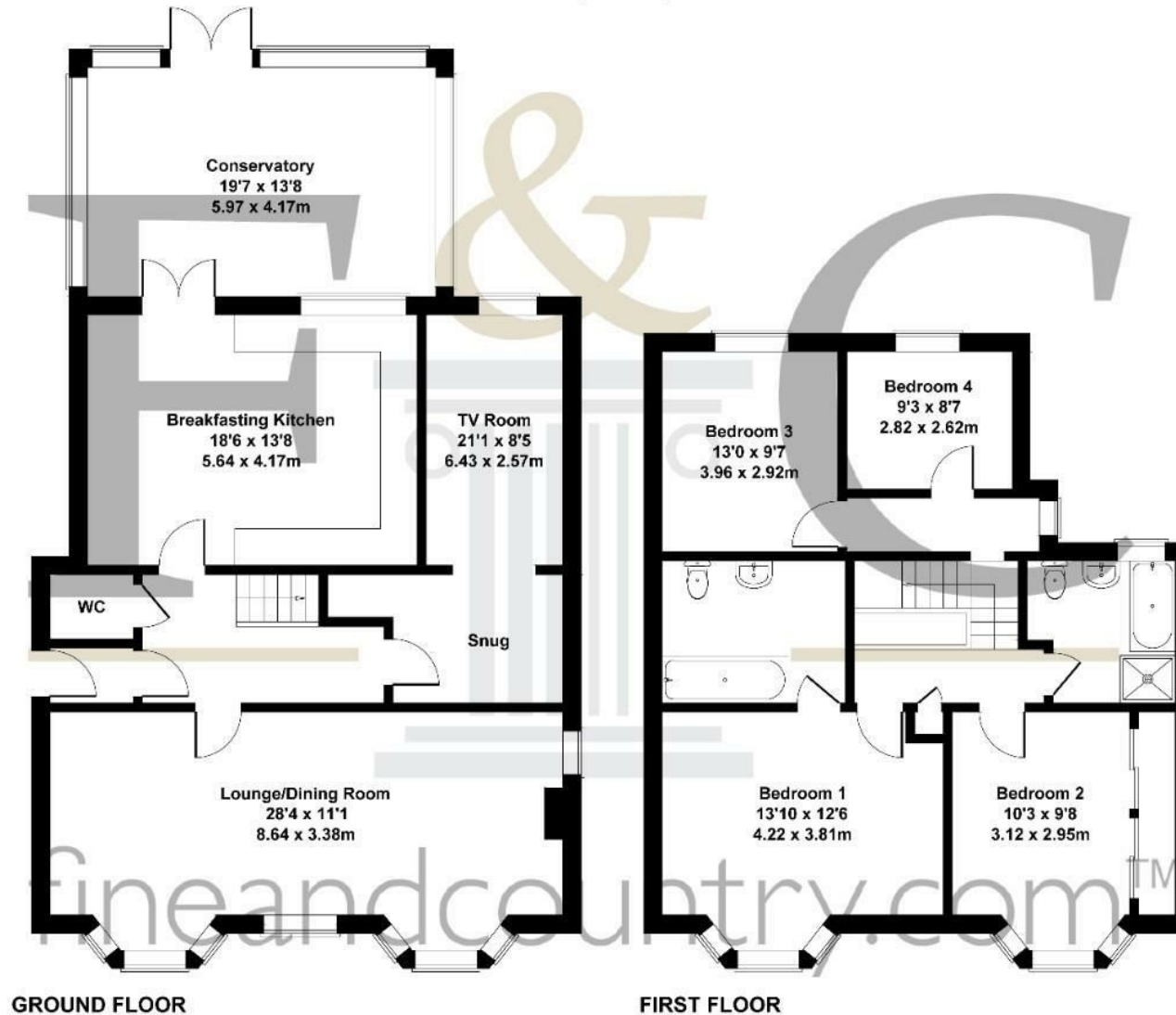
#### VIEWINGS:

Via Fine & Country  
Tel 0191 384 2277



## Charnwood

Approximate Gross Internal Area  
1949 sq ft - 181 sq m



GROUND FLOOR

FIRST 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. 2023

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





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