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Oaks House Evenwood, Bishop Auckland, DL14 9SB

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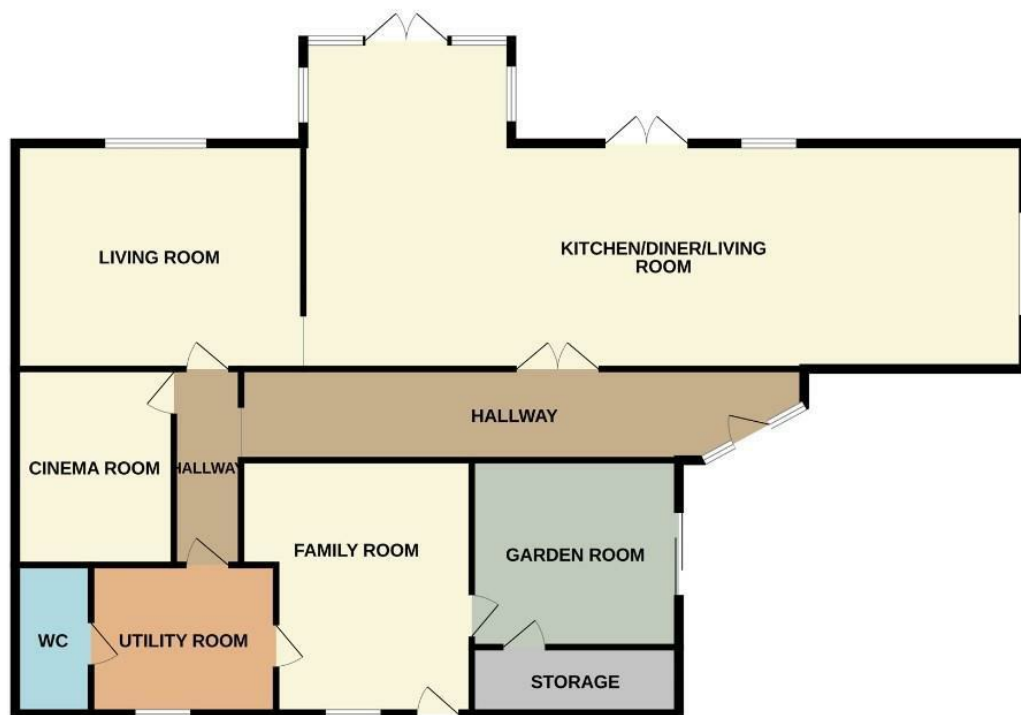
Price £600,000

Beautifully presented, four bedroomed, semi detached family home located in a secluded and peaceful area of Evenwood. A friendly village with a range of local amenities such as shops, cafés and a primary school. It is also only approx 4 miles from Bishop Auckland, which provides further access to amenities such as supermarkets, restaurants, popular high street retail stores as well as schools and healthcare services. Barnard Castle is also only approx 10 miles away, providing access to a further array of amenities including the Bowes Museum, antique, craft shops, local fairs. There are a range of local pubs, and restaurants close by, whilst still enjoying fantastic views of the surrounding countryside. The property has easy access to local walks and is approx. only 5 minutes from Raby Castle and other beautiful locations. There is an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places as well. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters. In summary a beautiful house in a idyllic setting with superb access to places of interest and all required modern facilities.

This impressive property has been developed from an original pair of cottages built in 1825, now modernised and extended into an extremely spacious house whilst still retaining a lot of its original character. The accommodation on offer provides flexible living which would appeal to a variety of buyers; such as the large open plan kitchen/living area ideal for large families along with the cinema room and formal living room. Externally the property has been extensively developed by the current owners with a large tiered garden and patio areas which provides choice of seating areas ideal for entertaining. The separate raised bank, has been landscaped creating an excellent sun-trap, which has a further seating area and BBQ.

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GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.

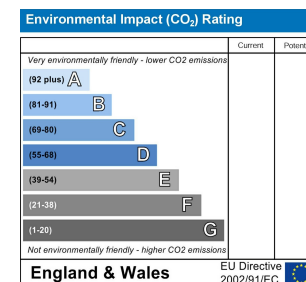
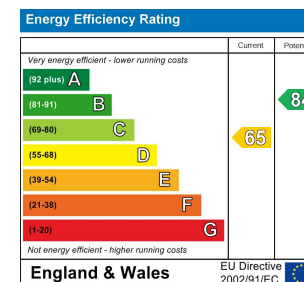


1ST FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 2900 sq.ft. (269.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

Bright and spacious main living room, with ample space for furniture, neutral decor, wood burning stove and large window to the rear elevation providing lots of natural light.

Kitchen/Diner/Family Room

The kitchen has been equipped with range of contemporary wall, base and drawer units, kitchen island, complementing work surfaces, splash backs and sink/drainers unit. Benefiting from an integrated oven, microwave, warming drawer, hob, pop up extractor and dishwasher. Space is available for a range cooker, American fridge/freezer, along with a table and chairs. The living area provides a great further seating area along with French doors leading out into the garden.

Cinema Room

The cinema room is a great addition to the property, which could be utilised as a further reception room.

Garden Room

Spacious additional reception room, providing a further seating area with ample space for furniture and sliding doors opening out to the front of the property.

Playroom/Games Room

A spacious reception room, providing ample space for furniture with door providing separate access to the property, and opens to the side of the house giving easy access to the raised garden.

Utility Room

The utility room provides a further range of units providing additional storage along with space for free standing appliances.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

The master bedroom is a generous double bedroom with space for a king sized bed, access into the ensuite and separate dressing room. Two windows to the rear elevation.

Ensuite

The ensuite contains a shower cubicle, WC and wash hand basin.

Bedroom Two

The second bedroom is another impressive double bedroom with access into the ensuite and window to the side elevation.

Ensuite

The ensuite contains a shower cubicle, WC and wash hand basin.

Bedroom Three

The third bedroom is another large double bedroom, currently utilised as a further living area with separate office. Two windows to the front elevation.

Bedroom Four

The fourth bedroom is a double bedroom with window to the rear elevation.

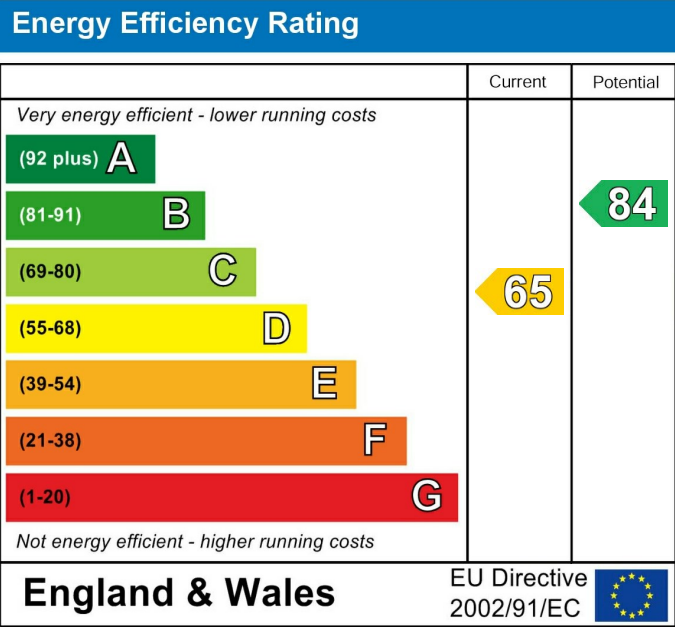
Bathroom

The bathroom is fully tiled and benefits from original exposed beams, it is fitted with a free standing bath, 'his and hers' sink, wash hand basin and WC. Th

External

Externally the property is accessed by a shared drive with electric gates, leading down to the large parking area to the front of the property. The raised bank at the front has been landscaped, providing a BBQ area with seating which enjoys the sun throughout the day. To the rear of the property, the garden overlooks views of the surrounding countryside and the large tiered garden

provides several different seating areas ideal for entertaining including a stone built outside fireplace in the wooden gazebo seating area. The rear garden is laid to lawn, with surrounding borders, greenhouse, summerhouse and workshop, hot tub with electric canopy and raised patios enjoying the surrounding views.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















