



rare! From Sanderson Young



**Clifford House**  
Brookside Wood, Fatfield, Washington



# Clifford House, Brookside Wood, Fatfield, Washington NE38 8LH

## Offers in Excess of £995,000

Clifford House was originally built in 1990 and is a unique, highly specialised and beautifully designed, detached luxury home. The property, designed by well known local architect Mario Minchella, occupies a fabulous garden site which the owners have cultivated, developed, and landscaped over 30 years, and which provides immaculate grounds to the house. The land was purchased by the existing owners in 1986 and redeveloped to create this fabulous home, one of only three within the cul de sac which is private, and very convenient for its accessibility into the local road networks surrounding Washington, and leading into Durham, Sunderland and Newcastle. The internal fit out and the upgrades that have taken place to the property in more recent years are outstanding and the house undoubtedly provides one of the most luxurious accommodations within the area.

The entrance vestibule and reception hallway have marble flooring and lead to the magnificent welcoming stairwell, which is individually designed by the internationally well respected Clifford Chapman Staircase Company. This is a fine example of their beautiful work with the elaborate handrail and marble steps curving up to the first floor galleried landing with study area. The entrance hallway leads off, to the right hand side, to a cloakroom/wc and the main staircase leads down to a lower ground floor level, where double doors connect through to the amazing central lounge and family drawing room which has a bespoke handmade contoured ceiling with lighting, a stunning fireplace, and leads on in turn to the conservatory/garden room which overlooks the landscaped gardens below and is a fabulous entertaining room. The kitchen/breakfasting room is set off to the side of the house and has its higher level entrance, which has a separate door leading onto the front drive and courtyard, and stairs that curve down to the lower ground level where the kitchen is magnificently equipped with a range of light beechwood and contrasting walnut wood cabinets, supplied by Herrington Gate, and featuring a Britannia cooking range as well as extensive built in refrigeration and cooking facilities. The kitchen is very well designed. The kitchen leads off to one of two turreted bays that complement the house at either side of each gable; this bay accommodates a circular breakfasting table and has lovely views over the garden. To the opposite side of the sitting room, a second circular bay provides part of a professionally equipped studio and working office, as well as a music room which is very tasteful and has double doors linking through to a separate study.

Returning to the entrance hallway, the staircase leads up to the landing above with its open gallery and connects on in turn to three double bedrooms; the master bedroom is superbly equipped with an ensuite dressing room and fabulous wardrobes, as well as a luxury ensuite bathroom. The two further guest bedrooms are equally well presented with beautiful, fitted wardrobes and storage space and have access to the family bathroom, with its outstanding marble tiling and fitted bath and shower. The bathrooms are of an equally high standard throughout. A second staircase then leads to the second floor of the property, where there is a fourth guest bedroom suite with good natural light and aspect over the gardens.

Electrically operated entrance gates, with a security camera system linking into the house, open up into the private driveway where there is parking for many cars to the front and side of the house, and a good hard standing area for other vehicles. The separate detached double plus garage has been constructed and fitted to a very high standard, beautifully presented internally, and to the side of this there is a summer house constructed in timber, ideal as an entertaining space. The garden site is large and superbly tiered and landscaped; it is divided into a number of quiet sitting areas, alfresco patios, and terraces, as well as beautiful walkways linking between the lawned gardens and the well stocked flower and shrub borders. The gardens run down through the path into separate tiers; one of the upper garden levels is set out as a professional putting green. Clifford House provides one of the most impressive, modern, luxury houses that we have seen within the Fatfield and Washington area. It is extremely tasteful, beautifully appointed and features internationally high standard levels of fittings. The property enjoys very convenient access to the excellent shopping amenities available in Washington, as well as the road and rail networks connecting from Newcastle and Durham into London and Edinburgh. An outstanding home for which we strongly recommended internal viewing.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G



















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