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2 Brookside Wood | Fatfield | Washington

Brook House





Accommodation in Brief

Ground Floor

Entrance Hall | Family Room | Kitchen/Dining Room | Lift | Utility Room
Sitting Room | Garden Room | Games Room

First Floor

Principal Bedroom Suite with En-Suite Bathroom
Four Further Bedrooms, Two with En-Suite Bathrooms
Family Bathroom | Office Area

Externally

Four Landscaped Levels | Woodland Grounds | Entertaining Terraces
Hot Tub | Terrace Summer House | Ornamental Pond | Brookside Decking Area
Detached Garden Office/Gym | Gated Driveway & Parking





The Property

Brook House occupies a particularly private position within Brookside Wood, extending to approximately 0.7 acres of mature gardens and woodland-inspired grounds arranged across three distinct levels. Set behind security intercom gates with a substantial five-car driveway, the house has been thoughtfully configured to support both day-to-day family life and larger-scale entertaining, with a layout that balances generous reception spaces, practical infrastructure and a strong relationship with the surrounding landscape. Recent additions including a front electric vehicle charging point and 4kW roof-mounted solar panels further enhance the practicality and efficiency of the property.

The approach immediately establishes a sense of arrival, with double drive gates opening onto an expansive forecourt framed by established planting. Inside, a tiled mosaic porch leads through to the main reception hall where timber flooring continues throughout much of the ground floor, introducing a warmer and more natural tone to the interiors. A cloakroom WC sits discreetly to one side, while the principal reception spaces unfold beyond.

The family room is positioned to the rear of the house and arranged to make full use of the garden outlook, with French doors opening directly onto an extensive entertaining terrace. A gas fireplace creates a natural focal point within the room, while outside, the terrace itself has been carefully designed for entertaining, incorporating a pergola-covered seating area and hot tub terrace overlooking the gardens below. From here, curved steps descend through a sequence of landscaped levels, beginning with an expansive lawn incorporating a summer house, ornamental pond, treehouse and further seating areas, before continuing down towards a lower lawn and ultimately a decked platform positioned beside the brook itself. Sheltered by mature woodland and accompanied by a further pergola, this lower section of the garden feels notably private and immersive.





Elsewhere, the main lounge adopts a slightly more formal character, centred around a bay window and gas fireplace, before flowing through to a conservatory that draws in uninterrupted views across the gardens through a full bank of glazing and French doors. Together, these interconnected spaces work particularly well for larger gatherings while still retaining a comfortable sense of proportion for quieter everyday use.

The kitchen and dining area has been designed as a highly functional family space, centred around a substantial island beneath generous ceiling heights. Cabinetry and preparation space are complemented by a gas range cooker, eye-level ovens, integrated dishwasher and wine cooler, while practical additions such as filtered and instant hot water taps reinforce the day-to-day usability of the room. Underfloor heating runs throughout both the kitchen and adjoining utility room, and French doors provide direct access out to the gardens and entertaining terraces. Positioned separately, the games room currently accommodates a full-sized snooker table and adds another layer of flexibility to the overall arrangement of the house.



A sweeping staircase rises to the first floor, accompanied by a contemporary glass through-floor lift that enhances accessibility between levels while also acting as a striking architectural feature within the central hall. At first floor level, a fitted open-plan study area has been incorporated into the landing, creating an effective workspace without compromising the openness of the circulation space.

The principal bedroom suite occupies a commanding position overlooking the grounds and includes fitted wardrobes, a window seat and a notably generous en-suite bathroom arranged with a freestanding bath, large double shower and fitted sanitaryware. The second bedroom also benefits from fitted storage built into the eaves alongside its own en-suite shower room, while a further double bedroom includes integrated air conditioning providing both heating and cooling functionality. The remaining bedrooms are served by a substantial family bathroom designed in a contemporary

wet room style, incorporating a freestanding bath, oversized rainfall shower, twin basins, underfloor heating, integrated storage and ambient LED lighting. A fifth bedroom suite occupies a more private position and includes fitted wardrobes, Velux rooflights and a further en-suite shower room with distinctive glazed feature doors.

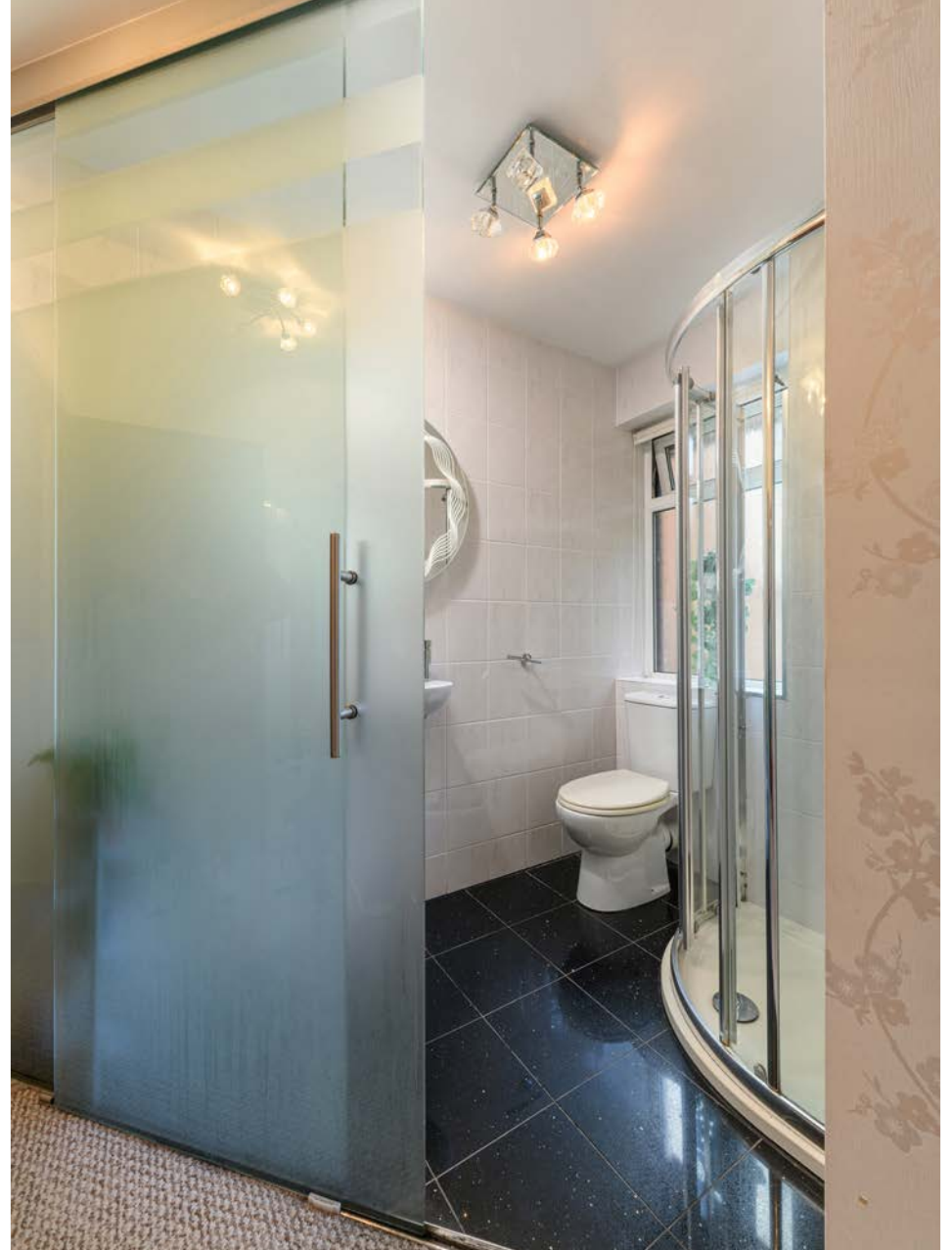
The house has also been carefully adapted to support accessible living, with ramped access points currently serving each entrance, while the original block paving and steps remain intact beneath.

Externally

The gardens are a defining feature of Brook House, extending across three landscaped levels and combining structured entertaining areas with more natural woodland surroundings. Broad terraces immediately adjoin the house, creating multiple seating and dining spaces positioned to capture the outlook over the grounds, while lower lawns provide extensive recreational space framed by mature planting and established trees. Features including the summer house, ornamental pond, pergolas and elevated deck beside the brook contribute to the sense of retreat throughout the grounds. In addition to the large gated driveway, the property also benefits from a detached timber garden office/gym, offering flexible ancillary accommodation well suited to home working, fitness or studio use.









Local Information

Brook House is positioned within Brookside Wood, an exclusive residential address on the edge of Washington, where mature woodland and established green space create a notably private setting while remaining exceptionally well connected. The property sits close to Princess Anne Park and Lambton Estate, an area known for its walking routes, lakes and woodland scenery, with the wider Durham countryside and North East coastline both within easy reach.

Washington offers a strong range of everyday amenities including independent shops, supermarkets, leisure facilities and highly regarded schooling, while nearby Newcastle and Durham provide extensive cultural, retail and dining opportunities. The area is particularly well placed for commuting, with swift access to the A1(M), A19 and wider regional road network, alongside rail services from Durham and Newcastle offering direct connections to London and other major cities. Newcastle International Airport is also readily accessible.





Floor Plans



Total area: approx. 334.2 sq. metres (3597.2 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, Solar PV Panels, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

NE38 8LH

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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