

BRUNTON

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THE PASTURES, MEDBURN, NEWCASTLE UPON TYNE, NE20

Offers Over £1,200,000

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An Exceptional Bespoke Family Home

Constructed just one year ago and upgraded extensively both during construction and after completion, this remarkable home offers a level of specification, craftsmanship and attention to detail that sets it apart from virtually every other property of its age. It represents a rare opportunity to acquire a nearly new home where every significant enhancement has already been completed to an exceptional standard. Every detail has been carefully considered, creating a truly bespoke property that is ready to enjoy without compromise.

Positioned within one of Northumberland's most sought-after villages, the property combines contemporary architecture with luxurious interiors, generous living spaces and beautifully landscaped gardens, all enjoying open views to the rear.

Medburn is a highly sought-after village renowned for its peaceful surroundings and strong sense of community, whilst remaining conveniently positioned for access to Ponteland, Newcastle International Airport and Newcastle city centre. The village enjoys beautiful countryside on its doorstep, together with excellent transport links and access to a range of highly regarded local schools and amenities.

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The internal accommodation comprises: a spacious welcoming entrance hall providing access to two generous reception rooms, offering excellent flexibility for both everyday family living and entertaining, and working from home is equally well catered for with a bespoke fitted home office. The heart of the home is the stunning open-plan kitchen, dining and family room, enjoying an abundance of natural light. The bespoke kitchen has been completely redesigned and features an impressive central island, four integrated ovens, an InSinkErator waste disposal system, premium extractor, breakfast pantry cupboard and discreet pop-up power points. Expansive sliding doors flood the room with natural light while seamlessly connecting the living space to the landscaped rear garden.

Left of the open plan living space is a convenient and modern utility room, with fitted units and additional sink facilities. The utility leads through to the former double garage, which has been professionally converted into a fully equipped gym, creating a versatile wellness space without compromising the overall accommodation.

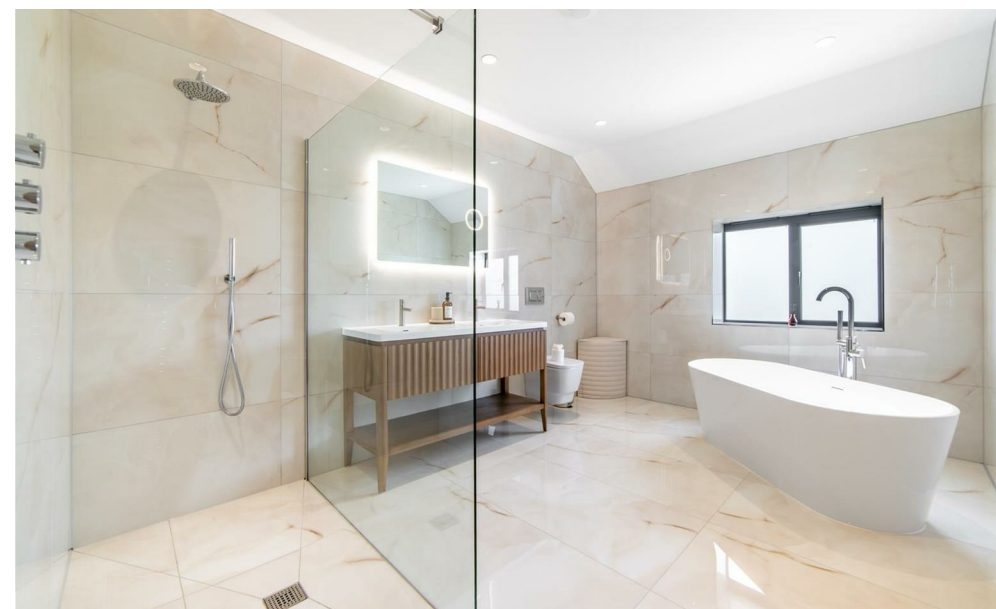
To the first floor are five generous bedrooms and four beautifully appointed bathrooms provide exceptional flexibility for modern family living, with air conditioning installed to one of the rear bedrooms for additional comfort. Throughout the home, bespoke dropped ceilings incorporating contemporary LED lighting create a sophisticated ambience, complemented by striking colour-drenched interiors and high-quality finishes that continue from room to room. The accommodation has been thoughtfully reconfigured to create an outstanding principal suite. Rather than a conventional bedroom, the original principal bedroom has been transformed into an exquisite dressing room complete with a central island, flowing effortlessly into a second dressing room to create luxurious 'his and hers' wardrobes. These are served by an indulgent en-suite bathroom featuring a freestanding bath, double walk-in shower, integrated television and a premium TOTO Japanese smart toilet, delivering a true boutique hotel experience.

Externally, the property occupies a beautifully maintained plot with landscaped gardens and outstanding open views. Both the front and rear gardens have been professionally landscaped to provide attractive, low-maintenance outdoor spaces ideal for relaxing and entertaining.

This home has been professionally future-proofed with a comprehensive wired network infrastructure, providing exceptional performance for modern family living, home working and entertainment. Unlike a typical residential setup, this infrastructure has been installed to a commercial standard, providing a robust foundation for high-speed broadband, smart home automation and advanced networking for years to come.

A dedicated structured cabling system delivers Gigabit Ethernet connectivity via Cat6e cabling to multiple rooms throughout the property, all centrally managed through a 24-port network switch. This provides fast, reliable and low-latency wired internet access for computers, TVs, games consoles, media devices and smart home technology, eliminating the reliance on Wi-Fi where maximum performance is required.

For added peace of mind, the property is equipped with a UniFi security camera system, offering enterprise-grade surveillance with high-definition monitoring and remote access. The integrated network has been designed with reliability, scalability and future expansion in mind, making it equally suited to technology enthusiasts, professionals working from home or buyers seeking a truly connected home.



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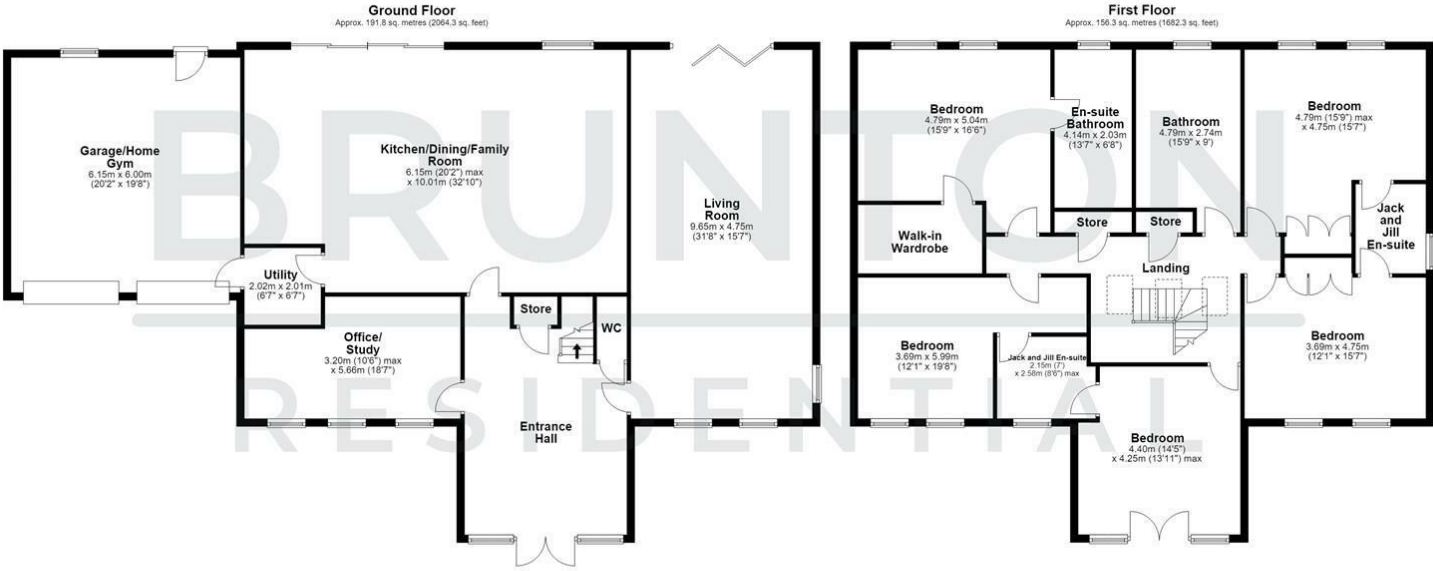
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 348.1 sq. metres (3746.6 sq. feet)



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	