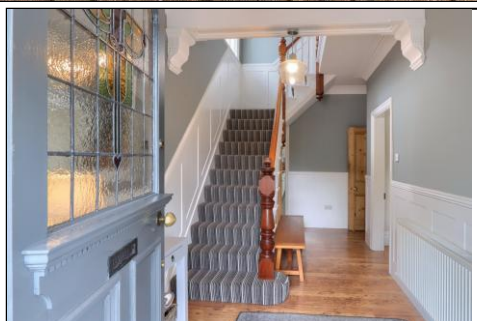


## OXBRIDGE LANE, STOCKTON-ON-TEES, TS18 4HW



- ▲ Beautifully modernised period family home full of original character
- ▲ Stunning open-plan kitchen diner with underfloor heating and integrated appliances
- ▲ Light-filled orangery opening onto the landscaped rear garden
- ▲ Two elegant reception rooms offering flexible family living
- ▲ Four bedrooms with a luxurious family bathroom
- ▲ Large detached outbuilding ideal as a games room, gym, workshop or home business space
- ▲ Generous sandstone entertaining terrace and enclosed lawn
- ▲ Utility room, ground floor WC and garage
- ▲ Gated driveway providing ample off-road parking
- ▲ A home designed for entertaining, family life and making memories

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Behind its handsome period façade lies a beautifully balanced family home where timeless character blends effortlessly with stylish modern living. Imagine welcoming friends into the elegant reception hall before gathering around the expansive kitchen diner, the true heart of the home, where family breakfasts, homework, celebrations and relaxed evenings naturally unfold. Underfloor heating, granite worktops and French doors leading to the orangery create a space that's as practical as it is impressive.

As the seasons change, the orangery becomes your superb place to unwind. Flooded with natural light and opening directly onto the beautifully landscaped garden, it creates a seamless connection between indoors and out. Summer entertaining moves effortlessly onto the generous sandstone terrace, while children enjoy the security of the enclosed lawn beyond.

The substantial detached outbuilding elevates this home to another level. Whether you dream of an incredible games room, home gym, creative studio, workshop or simply the ultimate entertaining space, it offers endless possibilities to suit your lifestyle. When it's time to relax, the separate living room and cosy sitting room provide two beautifully proportioned spaces to retreat, each retaining the charm and character expected from a traditional family home, with original fireplaces, elegant proportions and period detailing creating a warm, welcoming atmosphere.

Upstairs, four generous bedrooms ensure everyone has their own sanctuary, while the family bathroom with its two-person bath offers the perfect place to escape after a busy day.

Set on one of Stockton's most established residential roads, this is a home perfectly positioned for families wanting excellent schools, commuter links, everyday amenities and leisure facilities all within easy reach, while enjoying the privacy, space and quality that are increasingly difficult to find.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - Entrance door to entrance porch with tiled floor and original timber entrance door with stained glass window to reception hall.

**RECEPTION HALL - 4.93m x 2.13m (16'2" x 7')**  
With ceiling cornice, original finials, laminate flooring, twin radiator, panelling to lower walls, staircase to the first floor and cupboard under stairs.

**LIVING ROOM - 4.7m x 4.2m (15'5" x 13'9")**  
With double glazed bay window to the front aspect, laminate flooring, twin radiator, ceiling cornice and inglenook fireplace with brick back.

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**SITTING ROOM - 3.86m (12'8") x 3.58m (11'9") into alcoves**

With window lights and door to garden room, original fireplace with steel grate, bespoke cabinetry to alcoves providing storage and shelving, ceiling cornice, laminate flooring and single radiator.

**KITCHEN DINER - 7.34m x 2.74m (max) (24'1" x 9' (max))**

With door to the rear garden, double glazed window to the side aspect, French doors open to the orangery and engineered flooring with under floor heating. Modern shaker style wall, drawer, and floor units with complementary granite worktops incorporating a one and a half bowl stainless steel sink with routed drainer and mixer tap, five ring hob with overhead hood and granite splashback, high level oven, combination oven and warming drawer, integrated fridge freezer and bespoke fitted bench with lower panelling to breakfast area.

**LAUNDRY/UTILITY - 2.54m x 2.54m (max) (8'4" x 8'4" (max))**

With continuation of modern shaker style kitchen units, granite effect worktops, stainless steel sink and drainer unit with mixer tap, tiled floor with drainage, plumbing for washing machine, space for dryer, integrated dishwasher, single radiator and door to the rear garden.

**GROUND FLOOR CLOAKROOM/WC** - With double glazed window to the side aspect, vanity unit with cabinet below, low level WC and tiled floor.

**ORANGERY - 3.76m x 3.23m (12'4" x 10'7")**

With solid wood flooring, lantern roof light and double glazed French doors with sidelights to the rear garden.

**FIRST FLOOR**

**LANDING** - With window to the side aspect and loft access with pull down ladder.

**BEDROOM ONE - 3.89m (12'9") x 4.11m (13'6") to rear of wardrobes**

With double glazed window to the front aspect, single radiator, coving to ceiling and modern fitted wardrobes.

**BEDROOM TWO - 3.23m x 3.89m (10'7" x 12'9")**

With double glazed window to the rear aspect, single radiator and timber wardrobe to alcove.

**BEDROOM THREE - 2.54m x 3.35m (8'4" x 11')**

With double glazed window to the rear aspect and single radiator.

**BATHROOM** - With double glazed window to the side aspect, shower cubicle, two seater side panelled bath, floating style wash hand basin, twin radiator, tiled lower walls and tiled floor.

**SEPARATE WC** - With double glazed window to the side aspect, low level WC and wash hand basin.

**BEDROOM FOUR - 2.26m x 2.26m (7'5" x 7'5")**

With double glazed window to the front aspect and single radiator.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - LJ/LS/STO260248/04082026

**Council Tax Band:** D      **Tenure:** Freehold



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