



**rare!**  
From Sanderson Young



**Kingsway Lodge,**  
1 Kingsway, Runnymede Road



Kingsway Lodge,, 1 Kingsway, Runnymede Road, Darras Hall NE20 9HF  
Guide Price £1,695,000

Kingsway Lodge was purchased by the current owner in 2004 when the magnificent site of circa. 1 acre was superbly redeveloped to create this stunning family home. The property is one of two houses which are located in a private cul de sac, off the much sought after lower section of Runnymede Road, which is a short walking distance into Ponteland Village with its tremendous shops, pubs and restaurants.

The house has the privacy and seclusion of a fabulous mansion with an impressive panelled electrically operated gate, set into brick pillars, leading into the large circular block paved courtyard and drive with its central water feature and triple tiered fountain. This driveway is surrounded by lovely landscaped lawned gardens and a meadow of mature trees and shrubs, which give great privacy to the site.

The house itself has a fabulous appearance with attractive brickwork to the construction under a tiled roof and a lovely entrance reception hallway, leading into the superb centre of the house with its gull wing staircase connecting to the accommodation above.

The reception leads off to a cloakroom/wc, as well as at the front of the property an elegant dining room, and to the opposite side a family room or professional study, which has access into a computer cupboard. The main drawing room is at the rear of the house and is a modern contemporary room with lovely fireplace and super views overlooking the gardens, which are very large and impressive at the rear.

The last door connecting from the reception hallway leads into the family kitchen and breakfasting room which is superbly equipped with an extensive arrangement of light wood cabinets and built in appliances. The breakfasting area is very attractive and leads on in turn to a family snug room overlooking the rear gardens and connecting on to the leisure wing. The kitchen also has access to a utility and laundry room which is in the centre of the house.

The leisure wing is a superb addition, originally constructed at the same time as the remainder of the house and with a beautiful pool with superb views overlooking the rear gardens. The pool leads onto its own shower room and separate cloakroom/wc; the pool incorporates a circular jacuzzi and spa, as well as lovely mosaic tiling which surrounds.

To the first floor, the galleried staircase leads onto six bedrooms, the master bedroom with its own sitting area and luxury ensuite bathroom which has been refitted and refurbished in recent times. There are an extensive array of fitted wardrobes to one wall.

In addition to this, there are five further bedrooms, all of which are of double proportions, and have the added benefit of their own ensuite shower or bathrooms.

To the rear of the house, there is a further large patio terrace, ideal for alfresco dining and entertaining, with its great privacy and leading onto the super lawned gardens.

Kingsway Lodge is a highly impressive house which enjoys a magnificent garden site in such a privileged and centrally located area. Its ease of access into the village is very much a premium feature and the quality of the accommodation and proportions of the rooms are ideal for larger families.

Early viewing is recommended of this delightful family home.

Services: Mains Electric, Gas, Water & Drainage | Tenure: Freehold | Council Tax: Band H | EPC: TBC















Floorplan to be included.



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