



84 Runnymede Road

Darras Hall

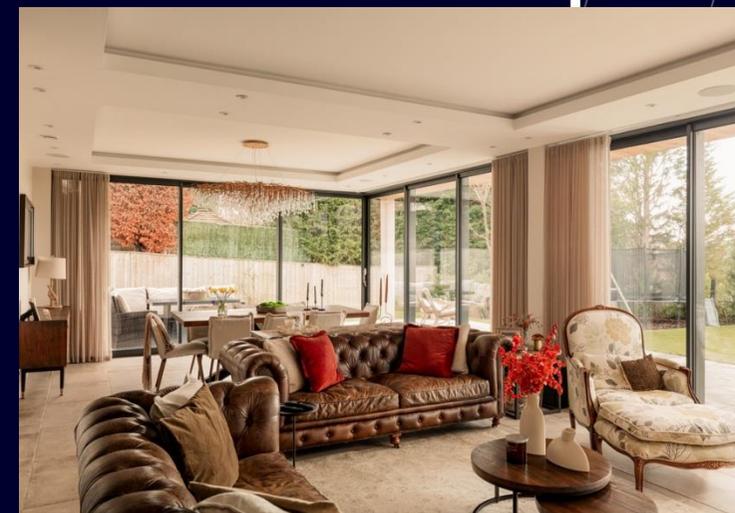


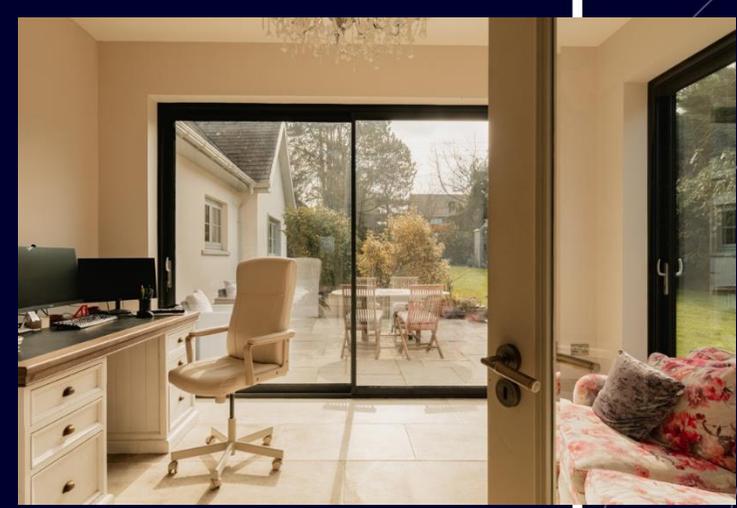
## 84 Runnymede Road, Darras Hall, Ponteland, NE20 9HH

A magnificent five bedroom luxury home, with individually designed accommodation of over 4,500 sq.ft. The impressive family home occupies a mature garden plot of approx. 0.4 acres, which has been stylishly landscaped with beautiful lawns and terraces, external lighting and mature trees, as well as shrubs to the boundary offering a great degree of privacy.

This stunning family home has been extensively renovated and extended by the existing owners to the highest of standards, and now boasts five bedrooms, five bathrooms, four reception rooms and an excellent open plan kitchen, dining & living space. Runnymede Road is highly regarded as one of the finest residential streets within the North East. Darras Hall is on the outskirts of the delightful and historic village of Ponteland, with its medieval church and village green. The village offers a good range of local amenities, including a Waitrose and newsagents, friendly public houses and cafes, trendy wine bars and bistros, local shops and boutiques, restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs.

There is also a good choice of schools for all ages. Nearby, the city of Newcastle upon Tyne provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway; Newcastle Airport is only a 5 minute drive away.





The internal accommodation comprises: Spacious reception hallway with bespoke curved staircase leading to the first floor landing | Excellent open plan kitchen, dining & living room with floor to ceiling glazed sliding doors out onto the rear terrace and feature dual aspect fireplace | The kitchen is highly impressive and boasts a range of handmade cabinetry and worktops, integrated appliances throughout and a central island with inbuilt booth | Open snug to the opposite side of the fireplace, again with lovely views over the rear garden | Substantial formal sitting room with feature fireplace | Study with floor to ceiling glazing | Ground floor WC & separate cloaks cupboard | Bedroom five with contemporary ensuite bathroom with four piece suite | Workshop/versatile reception space.

The staircase then leads up to the first floor landing and onto four further bedrooms | The principal bedroom runs the full depth of the property and boasts a magnificent suite with separate dressing room and state of the art ensuite bathroom WC | Bedroom's three and four are further generous double rooms, positioned to the rear, and offering ensuite shower room's and dressing rooms | Bedroom four | Family bathroom with equally as impressive four piece suite | Laundry room | The rear bedrooms all enjoy access onto the private rear balcony with lovely views.

Externally, the property is approached via a pillared and gated entrance, leading through to a sweeping driveway for secure parking of multiple vehicles | The gardens wrap around the entirety of the property, and are laid predominantly to lawn with two terraces which are ideal for entertaining in the warmer months.

The property further benefits from inbuilt surround sound speaker system to the ground floor, MVHR system, smart lighting system, partial underfloor heating to the ground floor, as well as full CCTV system and perimeter alarms surrounding the property.

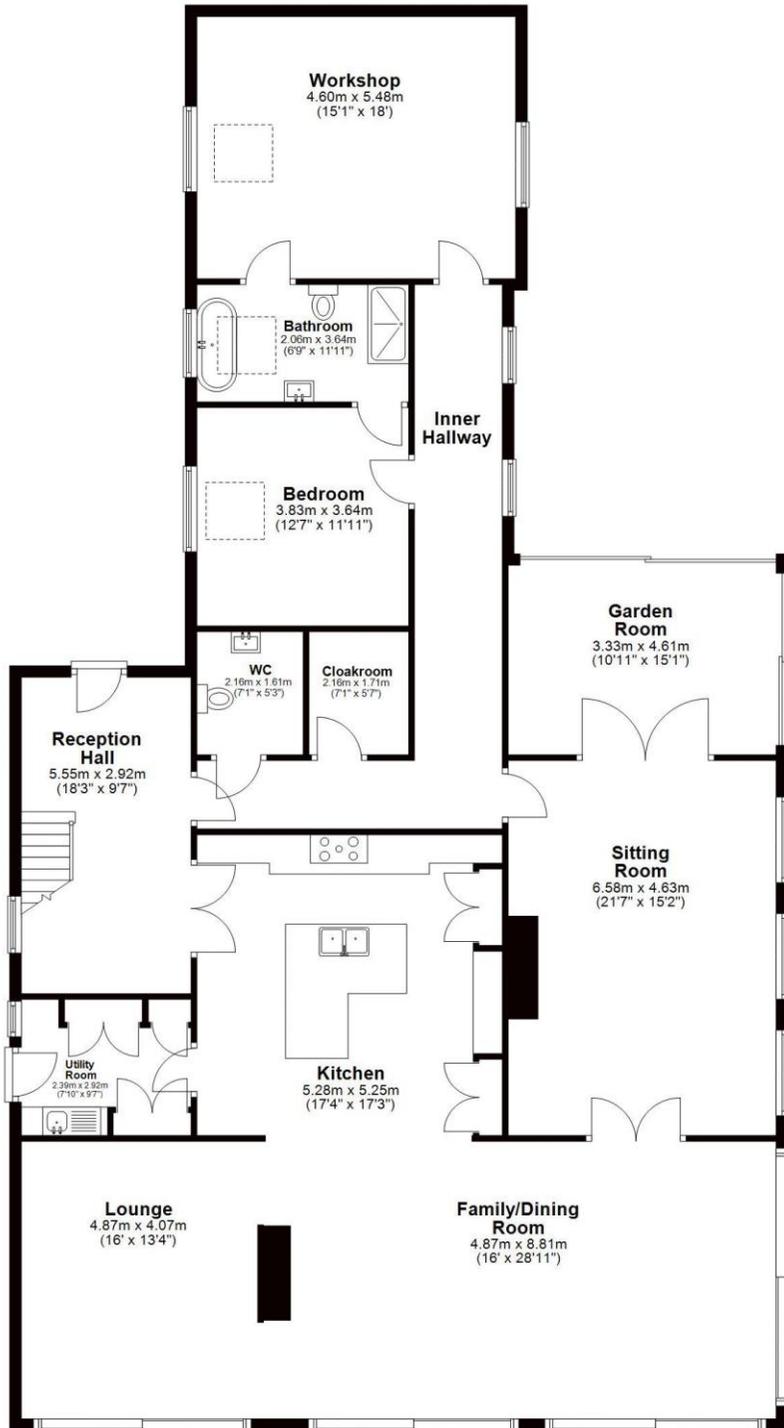
Presented to an immaculate standard throughout, early viewings are strongly encouraged to truly appreciate the quality and size of this tasteful family home!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

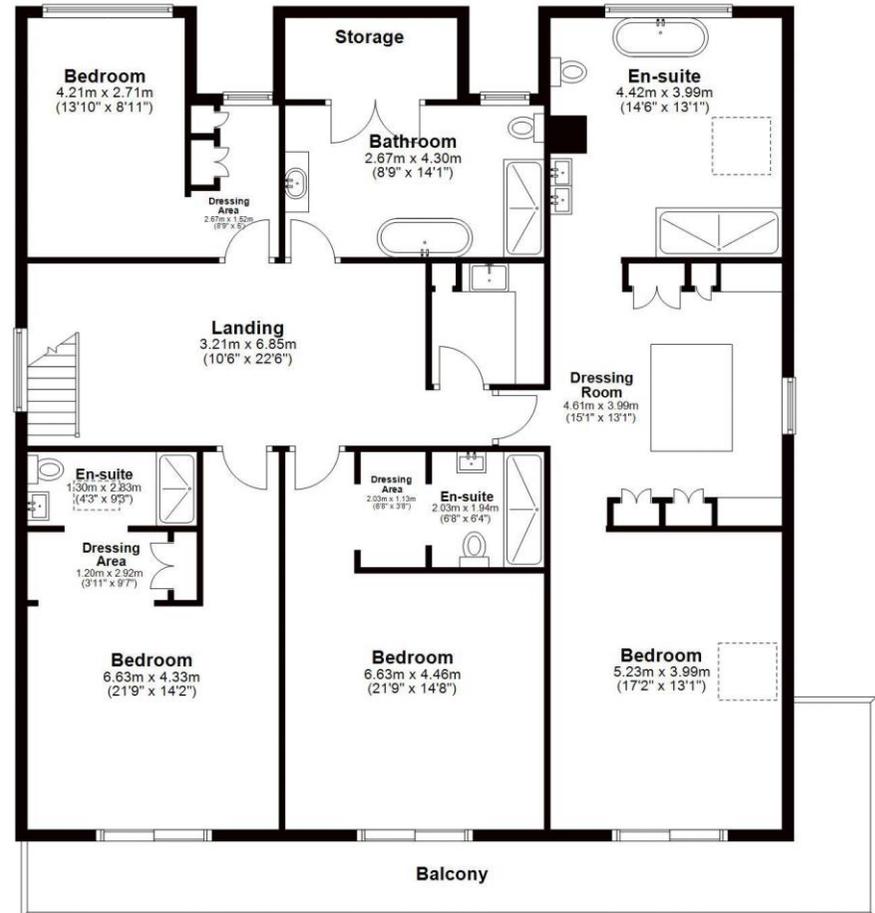
**Price Guide: Guide Price £1,850,000**



**Ground Floor**  
Approx. 239.7 sq. metres (2579.7 sq. feet)



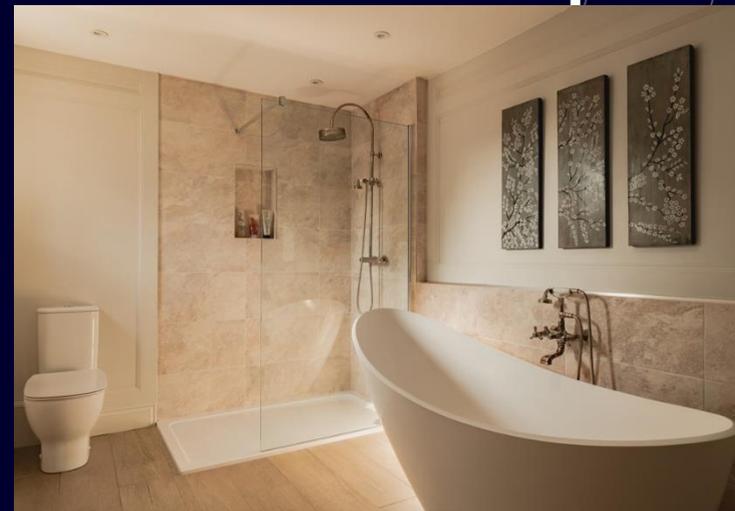
**First Floor**  
Approx. 179.2 sq. metres (1929.2 sq. feet)



Total area: approx. 418.9 sq. metres (4508.9 sq. feet)

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# rare!

From Sanderson Young

Sanderson Young rare! Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[rare@sandersonyoung.co.uk](mailto:rare@sandersonyoung.co.uk)  
0191 223 3500