



72 Runnymede Road

Darras Hall



72 Runnymede Road, Darras Hall, Ponteland, NE20 9HH

This excellent and generous detached family home sits on a plot extending to circa 1 acre and is perfectly placed on the prestigious Runnymede Road, Darras Hall.

The property has been significantly improved and renovated by the current owners, including decorative works throughout, new feature lighting and four new bathroom suites. Runnymede Road is highly regarded as one of the finest residential locations within Darras Hall. Darras Hall is positioned 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 International Airport is only a 5 minute drive away.

Boasting close to 5,000 sq.ft, the internal accommodation comprises: Entrance vestibule with dual cloaks store | Spacious entrance hallway with feature gullwing staircase | Newly renovated ground floor WC | Study | Formal sitting room, positioned to the front, with bay window and gas fireplace | Glazed double doors connecting through to the generous dining room to the rear | Day to day sitting room with feature log burning stove | Excellent open plan kitchen/diner with lovely views over the rear gardens. The 'Mowlem & Co' kitchen is particularly impressive and boasts a range of handmade cabinetry with contemporary worktops, large central island and integrated appliances throughout | Pantry cupboard | Separate utility room with integral access into the double garage with electric up and over door | Second ground floor WC.





The staircase then leads up to the spacious first floor landing and onto five bedrooms | The principal suite boasts a large double room, situated to the rear, and fitted with ample wardrobes | Stunning refitted ensuite bathroom WC with contemporary four piece suite and sauna | Bedroom two is a further large double, again to the rear, with equally as impressive ensuite shower room WC | Bedroom's three and four are further comfortable double rooms with ensuite facilities | Bedroom five is currently being utilised as a gym but lends itself to a further comfortable spacious double room.

Externally, the property is approached via electronic gates, leading to an extended driveway for off street parking for multiple vehicles | The gardens are a key feature of the home and extend to circa. 1 acre, stretching all the way down and over the river Pont | The plot enjoys great screening and privacy from its mature and well stocked borders, while offering fantastic views to rear | Raised paved patio terrace to enjoy the sun throughout the day.

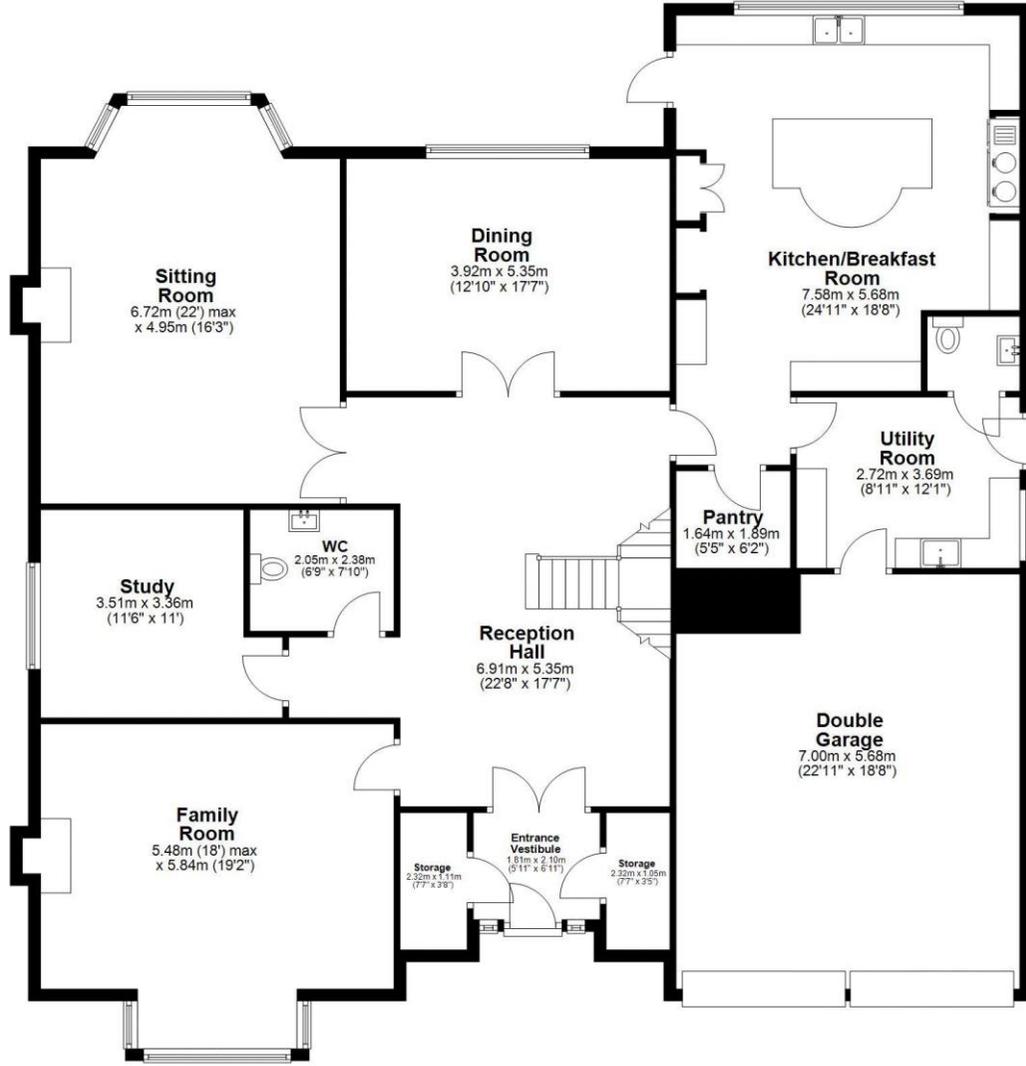
Presented to an immaculate standard throughout in one of the North East's finest addresses, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

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

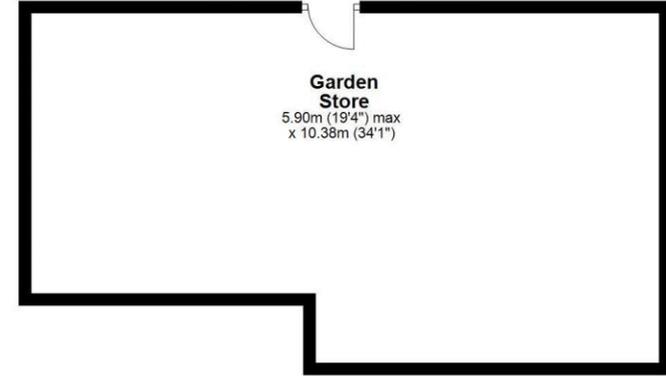
Price Guide: Offers Over £1,900,000



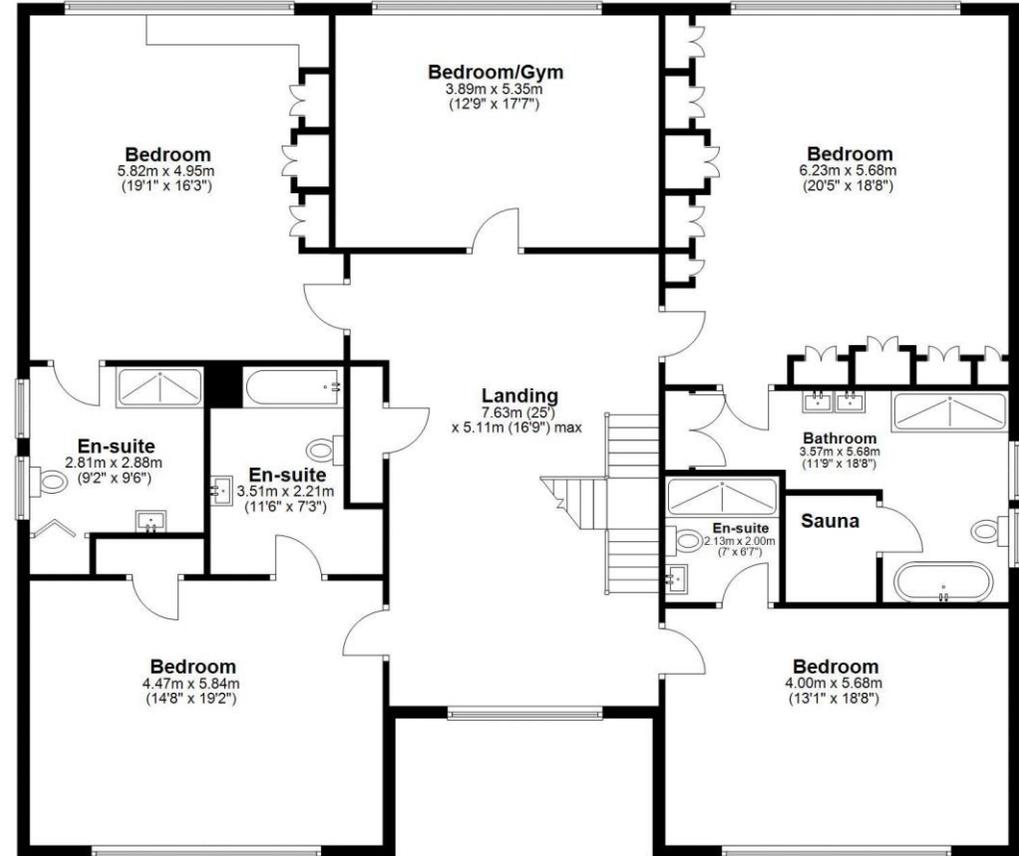
Ground Floor
Approx. 240.5 sq. metres (2588.3 sq. feet)



Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 55.7 sq. metres (600.0 sq. feet)

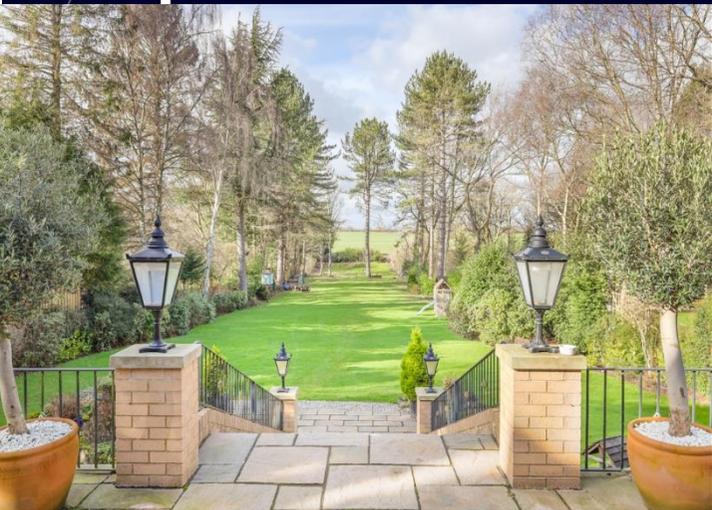
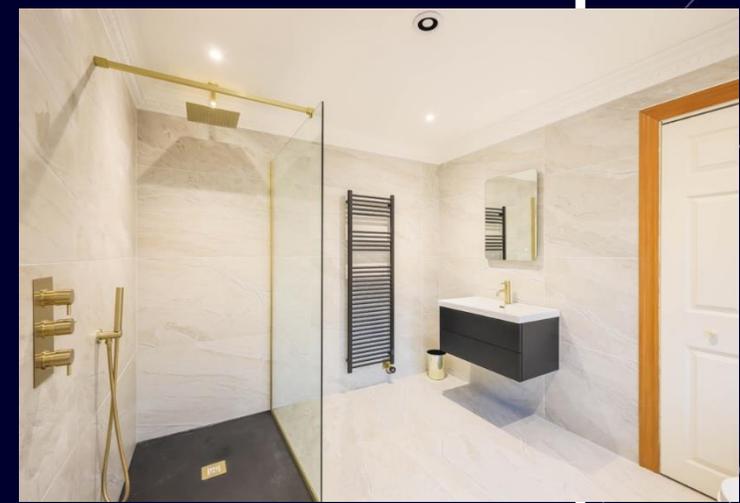


First Floor
Approx. 215.6 sq. metres (2321.2 sq. feet)



Main area: Approx. 456.1 sq. metres (4909.5 sq. feet)
Plus outbuildings: approx. 55.7 sq. metres (600.0 sq. feet)

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rare!

From Sanderson Young

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