

SANDERSON YOUNG
estate agents &
property consultants



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Runnymede Mansion, Runnymede Road, Darras Hall, Ponteland, Newcastle upon Tyne, NE20 9HH

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Price on Application

SITUATION AND DESCRIPTION

Runnymede Mansion on Runnymede Road provides the North East of England with one of its very finest, newly built luxury houses. It is undoubtedly one of the largest and most impressive properties within this area. It occupies a magnificent site of 3.111 acres, which is known in the area because of the quality of the gardens and the maturity of the trees. The rolling lawned gardens at the rear of the house connect onto the River Pont, where there is a beautiful bridge leading to the adjacent woodland. The gardens are stunning and beautifully presented. The entrance to the house is equally impressive, with two sets of electrically operated large wooden gates leading into the private courtyard and the majestic six stone pillared portico which surrounds its entrance. The house has a nine car garage with electrically operated triple doors, and a staircase that leads beneath the internal lower ground floor accommodation.

This stunning house has been constructed over five years, and has only been completed in 2012. It provides just under 21,000 sq ft of accommodation, which is four times the size of a normal large detached luxury house in Darras Hall. It is quite simply stunning. The quality of the build and craftsmanship in the house has been managed extremely effectively, and the property has an NHBC Guarantee and Warranty. The detail throughout the property is highly impressive and contrasts from the handmade oak skirtings to the beautiful double glazed wood framed windows and the state of the art electrical circuits which support intelligent wiring, mood lighting and surveillance equipment. This property is very cleverly engineered, beautifully designed, and sophisticated in its style, quality and grandeur.

Only a thorough internal inspection will enable prospective buyers to appreciate the quality of this stunning home. The Herrington Gate kitchen supported by Wolf and Sub Zero cooking and refrigeration appliances, and handmade walnut cabinets with fabulous Aran White Granite is an amazing feature of the property. All of the bathrooms to the house are individually styled and have state of the art Victoria and Albert, as well as Alessi suites which are matched and complemented by stunning tiling and artistic contemporary bathroom furniture. Each of the dressing rooms is hand built with professional furniture and superb storage. The house has seven bedrooms and flexibility in two of the rooms to be independent accommodation for relatives if required.

The front lower reception rooms all lead from the stunning entrance hall with its magnificent chandelier and lighting, and the drawing room, dining room, and family room are exquisite. The leisure suite and entertainment areas are located on the lower ground floor. Leading out onto the gardens the property has a magnificent billiard and snooker room, two garden passageways that lead onto the landscaped grounds,

professional cinema room with deep projection screen, ladies and gentleman's changing room and cloakroom, as well as showers, steam and sauna for the state of the art swimming pool with Mother of Pearl tiling, Jacuzzi and a galleried landing above with further fitness and leisure space for relaxation. The gymnasium is professionally built with strengthened flooring, and the plant and facilities room is in itself state of the art, as well as there being a laundry room and fabulous storage throughout the house.

The nine car garage has its own private entrance to the leisure suite beneath. The house is fitted with its own professional lift which links the lower ground to the ground, first and second floors above.

The property comprises:

Access to the front of the property is magnificent, with six substantial stone columns framing a tremendous portico and entrance to the house. The main doors are finished in solid American oak with six panels and beautiful chrome furniture, they open up into an entrance vestibule.

ENTRANCE VESTIBULE

This is finished in Ecru marble, a feature which remains throughout the central hall and focal points of the property. The vestibule has door mat wells and control panels for heating and alarm systems as well as integrated audio throughout the house.

Connecting from the vestibule a door leads to separate ladies and gentleman's cloakrooms.

LADIES AND GENTLEMAN'S CLOAKROOM

With contemporary Alessi furniture including close coupled wc concealed cistern and a conical shaped washbasin with chrome monolog tap, and beautiful marble tiling to the walls. The ladies cloakroom has mosaic pink recessed tiling, fitted mirror, and heated chrome towel rail. The gentleman's cloakroom has dark mosaic tiling and similar Alessi high quality furniture with close coupled wc, conical shaped washbasin, heated chrome towel rail and underfloor heating. Glazed and panelled double doors lead to the central hall and atrium, which is a tremendous feature of the house, beautifully designed in a circular shape it has a gallery to the first and second floor above with natural light from its glazed atrium at ceiling level. The stunning glass chandelier is beautifully illuminated in the evening hours by spotlights set into the ceiling two floors above. The curved and sweeping staircase is one magnificent example of the stunning architecture within this house.

The central hall, finished in marble, is surrounded by solid oak skirtings with individual trims. The skirtings in the whole of the house are a fabulous feature. The ground floor hallways are illuminated with contemporary recessed wall lighting, which is very effective in the evening hours. The Coffer ceilings are very effective with concealed lighting giving a tremendous glow and complemented well with spotlighting.





Leading from the hall there are two separate large cloakrooms with good storage space.

The central hall has a staircase leading down to the lower ground level and branches off to the East and West Wings.

EAST WING

The East Wing has a separate entrance vestibule adjacent to the gallery above the leisure wing.

WEST WING

The West Wing has also its own separate entrance and vestibule connecting to the adjacent garage and parking area.

From the East Wing, double doors in oak lead onto the drawing room.

DRAWING ROOM (front and side facing)

27'11 x 19'8 (8.5m x 5.99m)

A stunning room with five sash windows overlooking the approach to the house and its grounds. A beautiful Coffe ceiling with its concealed lighting and spotlighting is very effective, and has built-in ceiling speakers. The oak skirtings complement the light colouring of the walls, and there is a recess already housed for the modern fireplace to be fitted to the chimney breast. The room has a number of power points, standard lamp sockets, and wiring for a Plasma screen TV. This is a very tasteful room.

The family room is opposite.

FAMILY ROOM (rear and side facing)

27'7 x 19'7 (8.39 m x 5.98m) excluding the circular turret

A beautiful room with magnificent lighting to the Coffe ceiling and spotlighting, wiring for Plasma screen TV mounted on the chimney breast, built-in ceiling speakers, modern contemporary CVO fireplace with marble surround and stainless steel backplate with an oval shaped burner and glow gas fire. Contrasting emulsion colouring to the walls and ceiling. The turret to the corner of the room has a beautiful ceiling and spotlighting, as well as two windows that overlook the gardens. The rear facing windows have a superb view over the gardens and terrace adjacent.

Double doors link the family room to the kitchen/breakfast room.

Returning to the central hall and branching from the West Wing, access is gained to the dining room.

DINING ROOM (front facing)

28'0 x 19'8 (8.55m x 5.99m)

With five windows overlooking the drive and the approach to the house, this is a lovely elegant room, with attractive emulsion decoration,

beautiful skirtings, standard lamp sockets, a number of power points, fabulous lighting and built-in ceiling speakers, wired for Plasma screen TV, and planning for a contemporary fireplace to be added into the recess of the chimney breast.

The last door leading from the ground floor connects to the kitchen, which opens up to the breakfasting room.

KITCHEN (rear facing)

22'9 x 18'11 (6.95m x 5.76m)

A very stunning kitchen which is a focal point of the house, and was fitted by Herrington Gate, and provides a beautiful array of handmade Walnut base, wall and drawer cabinets, they contrast very well with a stunning Aran White granite worktop, which is very effective. The worktops extend to the wall cabinets as well as a solid piece to the central island unit, which then contrasts with a lower level Walnut breakfast table. The cabinet doors are finished with leather handles and grips. The kitchen is fully integrated with top of the range commercial appliances including a high capacity Wolf twin electric oven and a Wolf cooking range – featuring four gas hobs, a barbecue griddle, and a separate hot plate. There is a large Westin double extractor hood suspended above. The central island unit has a vegetable and preparation sink with a Quooker instant hot water and cold water facility. There is a separate twin sink unit with drainers cut into the granite surround.

The kitchen further integrates with a Miele steam oven and a Miele microwave oven as well as a warming drawer. There are two state of the art, top of the range Sub Zero refrigerators, one is a glass fronted large commercial refrigerator, and the second is a separate freezer. The Sub Zero and Wolfe appliances within this kitchen are the very best to be manufactured in kitchen appliances. The detail within the cabinets and furniture is very impressive with pull out vegetable drawers, fruit, fish and herb individual chopping boards, as well as two separate twin Fisher and Paykal twin drawer dishwashers. There is a concealed refuse bin with recyclable and separate wastes.

This is a stunning kitchen. The lighting and built-in audio speakers are fabulous with the lower level ceiling template mirroring the shape of the central island below. The kitchen has lovely views overlooking the gardens, and fabulous marble floor tiles, which run throughout the kitchen and breakfasting room.

WINE ROOM

The corner has handmade curved doors that lead into a circular wine room, with curved and handmade seating, as well as wine racks and a Miele high capacity champagne and wine chiller. This room is beautiful with its own spotlighting and views overlooking the gardens.

The kitchen opens up through to the breakfast room.



**BREAKFAST ROOM (rear)**

28'10 x 16'1 (8.78m x 4.91m)

Continuing with the beautiful marble floor tiles and underfloor heating, with the lovely trimmed skirtings, the breakfast or dining area has a suspended ceiling with spotlighting and concealed lighting, double doors connecting through to the family room, and a focal point being the handmade Walnut dresser with glazed display cabinets either side with concealed lighting. The centre of the dresser has wiring for a Plasma Panasonic TV, and there are lots of handmade drawer units beneath. Either side of the dresser, doors lead to useful store cupboards, which both accommodate the service ducts for the heating within the house.

The centre of the breakfast room has glazed double doors leading out on to the columned rear terrace, and steps that lead down to the magnificent private park and gardens, which are enjoyed by Runnymede Mansion. The kitchen and breakfast room are a stunning example of the quality of this throughout.

From the West Wing of the house, a lift shaft leads to the lower ground and the first and second floors of the house. It has a state of the art Kleemann lift with marble flooring, fitted mirror, and spotlighting.

From the hall, a curved staircase leads down to the lower ground floor, which continues to be highly impressive. The curving and sweeping passageways link from the East and West Wings with beautiful skirtings and recessed contemporary lighting. The West Wing has beautiful windows and doors that lead on to the gardens at lower ground level, as well as a lovely curved sitting area, fabulous ceiling and spotlighting, with a light oak architrave and surrounds to the beautiful panelled doors which lead into the principal accommodation.

GAMES & BILLIARD ROOM (West Wing)

31'9 x 29'2 (9.67m x 8.9m)

A fabulous room with beautiful carpeting and lovely views overlooking the gardens. It has a very impressive designed ceiling with concealed warm glow lighting, as well as spotlights to the centre panels. The ceiling has four recessed Coffers. The room has beautiful trimmed skirtings, an extensive number of power points, wiring for Plasma screen TV, and easily accommodates a full sized billiard table, and other games areas, as well as potential for a cocktail bar, where plumbing has been added into the wall for future options.

A door leads off to a useful understairs store cupboard. This room also has a door which connects by an internal staircase to the nine car garage above.

Leading from the West Wing a door leads to separate Ladies and Gentleman's cloakrooms, beautiful marble flooring, and doors that lead off to separate washrooms, and separate wc's, which are fitted with modern contemporary porcelain furniture.

PLANT ROOM

The central plant service room accommodates twin Ferroli hot water tanks which are pressurised and provide instant hot water throughout all of the bathrooms in the house. The plant room accommodates the central circuit breaker and controls for the whole of the property, as well as the CAT5 cabling, SKY TV distribution, and central control panels for the heating throughout the property. This is a highly impressive central control and service room.

LOWER GROUND FLOOR – WEST WING

With a door leading onto the utility and laundry room.

UTILITY/LAUNDRY ROOM

17'8 x 6'5 (5.4m x 1.96m)

Fitted with a range of high gloss white base, wall and drawer cabinets with chrome furniture and granite style worktops, incorporating a single drainer sink unit with separate waste and monobloc tap. There is spacing for washing machine, tumble dryer with plumbing thereto, as well as excellent general store cupboards. A door leads off to a central service duct and cupboards accommodating the central heating manifolds.

The lower ground floor also branches off to the East Wing of the house, with double doors linking into the cinema room.

CINEMA ROOM

23'4 x 19'0 (7.12 x 5.8m)

A very atmospheric room, beautifully decorated with great sound features. The central projection screen is 3m wide by 1.9m deep, and is back projected from the large store room behind the actual screen, where there is a separate door leading into this area. The cinema is fitted with leather luxury reclining seats, and the state of the art sound system brings a total professional cinema to real life.

The West Wing leads on to the gymnasium.

GYMNASIUM

21'3 x 17'5 (6.47m x 5.31m)

With Coffer ceiling, built-in speakers, fabulous spotlighting, toughened floor to accommodate the heavy equipment needed for the gymnasium. A door leads to a general store room and an open archway leading to the West Wing passageway and hall.

SUN ROOM

With stunning marble flooring, there are two floor to ceiling windows and two sets of double glazed doors that lead out into the garden. A curved recess provides a beautiful seating area and the marble floor incorporates its own personalised marble compass which is very effective.

There is also an access door leading into the leisure wing.





The gymnasium has the main access door that connects into the leisure wing, which has a stunning bronze mosaic curved sweeping wall, which leads round to an open plan wet room with shower and fabulous tiling.

CHANGING ROOM

The hall connects onto a changing room and separate wc, with modern contemporary fittings, marble floor and wall tiles, beautiful contrasting bronze mosaic tiling, Explain unit and spotlighting. Glazed doors lead independently into a six person sauna, and a six person steam room with beautiful mosaic tiling.

The marble hall has an open doorway leading into the swimming pool.

SWIMMING POOL

36'6 x 46'7(11.11m x 14.19m)

This is an amazing room, its double height central gallery gives tremendous impact to the space, shape and styling of the room, which enjoys two sets of glazed double doors as well as the floor to ceiling window, leading out onto the rear gardens and terraces. The pool itself is shaped like a five leaf clover, and is 11.9m in length by a maximum width of 8.7m. It is finished in Bisazza Mother of Pearl tiling, which glistens with the water to provide beautiful colouring. One of the five curved surrounds provides steps that lead down into the shallow end of the pool, with one half of the pool at 4ft in depth increasing to the other half at 8ft in depth. There are six stone pillars surrounding, beautiful marble tiling in the surrounding sitting/entertaining areas and colour changing LED lighting. One corner of the room accommodates an eight person circular Jacuzzi with Mother of Pearl tiles and lovely contrasting bronze mosaic tiles surround. It is a highly impressive Jacuzzi.

The whole of the room is fitted with beautiful lighting, as well as built-in audio speakers. In one corner there is a spiral stainless steel staircase which leads to the gallery above, which is shaped in a similar style to that of the pool beneath it, and provides a sufficient area for entertaining as well as fitness and relaxation.

There is a service hatch that links into the plant and store room beneath, accommodating the central filters and pumps for this room.

The first floor gallery surrounding the property has twelve large windows that overlook the garden and give great natural light. The focal point of this room is the unique light fitting, which is known as a UFO spiral fibre optic chandelier, it has considerable impact to the room, with its colour changing light features, which is particularly effective in the evening hours, and contrasts very well with the spotlights in the pool itself, and the lovely lighting that surrounds the room. This is a highly effective and very professional leisure area and a magnificent pool.

The staircase or lift provide access to the first floor of the house. The splendid circular staircase is highly impressive and leads off from its

centre to a window and recess that overlooks the centre of the house and the adjacent fountain.

East and West landings connect through glazed and panelled double doors. The East landing has a door leading off to the master bedroom suite.

MASTER BEDROOM SUITE (centre and rear)

45'8 x 24'7 narrowing to 16'1 into the centre of the room where the curved wall of the staircase gives shape and form to this master suite (13.91m width x 7.49m depth narrowing to 4.9m).

An amazing room which has three Coffered ceilings and recessed coloured lighting which is highly effective in the evening hours. The centre of the room has two floor to ceiling windows and a set of glazed double doors that lead out on to the columned terrace and balcony, providing a lovely area from which to enjoy the gardens and grounds adjacent. Inside of this there are two further windows giving stunning views over the gardens. The bedroom has a door leading through to a service and store cupboard, as well as doors leading off to Ladies and Gentleman's bathrooms and dressing rooms.

GENTLEMAN'S BATHROOM (East Wing)

Beautifully tiled with contrasting wall and floor tiles, there is a central division wall which accommodates on one side an extra wide wall hung contemporary wash basin, with chrome surround and fittings, beautiful illuminated mirrors above and heated chrome towel rail, with knobs at the side. There is a close coupled wc provided by Alessi and a separate urinal. The concealed shelving and spotlighting is very effective, and the turret with its circular form provides an amazing rain forest wet room and shower area with overhead square shower head, as well as a separate foot massage shower, and curved windows overlooking the gardens, and is beautiful.

GENTLEMAN'S DRESSING ROOM

The bathroom connects onto the gentleman's dressing room, which is finished in walnut with drawer units, open hanging rail, shoe shelves, book storage and beautiful store areas, with fabulous lighting, a very effective room.

To the opposite side of the master bedroom suite, a door leads onto the ladies bathroom.

LADIES BATHROOM

This is very well presented and styled, with beautiful floor and wall tiling, including large square limestone tiles. There is a close coupled wc, concealed cistern, and a bidet, a lovely circular wash hand basin, and a wood upstand with drawer unit and large illuminated mirror above. There is a separate double shower and wet room area with glazed division, and large shower head, beautiful concealed lighting to the





recess and the marble tiles which contrast with mosaic tiles. The circular turret accommodates on a raised circular floor a magnificent Victoria and Albert slipper bath with its separate chrome upstand and tap. A super view from the slipper bath overlooking the gardens adjacent. Lovely mosaic skirtings, as well as concealed spotlights with steps leading up to the bath. The room has lovely colourings to the ceiling and walls, built-in audio and spotlighting to the ceiling, and heated chrome towel rail.

A door leads off to the en-suite ladies dressing room.

LADIES DRESSING ROOM

Finished in walnut with extensive hanging rail and storage space, as well as fabulous shoe racks, and pull out drawer units. There is also a dressing table with drawer units and mirror, beautiful lighting.

BEDROOM TWO (front facing)

19'8 x 18'5 (5.99m x 5.62m)

Two sash windows, beautifully contoured and circular Coffey ceiling, with contrasting emulsion finish and concealed lighting, spotlighting, built-in speakers, wiring for Plasma screen TV, lovely contrasting colour schemes to the walls, and a door connects onto the en-suite bathroom.

EN-SUITE BATHROOM

Fabulous presentation, beautiful contrasting floor and wall tiles, rectangular Duravit bath with minimalist design to its water ingress and egress, with beautiful tiled surround, and concealed lighting. There is a separate wet room and glazed surround to the shower, with separate foot spa, beautiful wall tiling, and contoured spotlighting, heated chrome towel rail, close coupled wc, large wash hand basin with illuminated mirror above.

A door to an en-suite dressing room.

DRESSING ROOM

With walnut finished furniture including hanging rails, and shelved storage space, and pull out shoe racks, lovely lighting. The bedroom also has a door which connects onto a separate study and storeroom, ideal as an en-suite study or as a second dressing room, with a window overlooking the pillared entrance to the house. A lovely guest bedroom.

The West Wing of the house has private doors connecting through to its own landing.

BEDROOM THREE (front facing)

19'8 x 18'6 (5.99m x 5.63m)

Two sash windows overlook the approach to the property, beautiful oval Coffey ceiling with concealed spotlighting, lovely spotlighting to the bedroom, wiring for Plasma screen TV, contrasting emulsion decoration, door to useful general storeroom or en-suite office, and second door

leading off to the bathroom, very well presented with fabulous tiling to the walls and contrasting floor tiles, circular wash hand basin on wood upstand with illuminated mirror above, close coupled wc with concealed cistern. Fabulous circular double bath with beautiful tiled surround, with a lovely view overlooking the gardens. Separate shower room and wetroom area with recessed shelving and coloured lighting, foot massage spa, as well as overhead shower head.

A lovely bathroom with a door leading onto the en-suite dressing room.

DRESSING ROOM

Very well fitted and equipped with walnut furniture and extensive hanging rail and storage space, as well as shelving, shoe racks, and great lighting. The last door leading from the West Wing connects onto a general storeroom.

STOREROOM

Ideal for linen with shelving, and electric circuit breaker controls, and separate mood lighting controls.

The circular staircase then continues and curves to the second floor. The staircase has beautiful oak treads with illuminated glazed inset panels which are very effective in the evening hours. The second floor is illuminated by the large glazed atrium above and the beautiful spotlight with the fabulous glass chandelier which suspends beneath.

The East Wing has glazed double doors leading onto a passageway, which has three doors off to accommodation.

BEDROOM FOUR (rear facing)

24'8 x 16'9 (7.52m x 5.12m)

Slightly sloping ceiling in part with dormer windows, there are three windows overlooking the gardens with lovely high level view, beautiful contrasting emulsion decoration, built-in audio system with speakers as well as spotlighting, and door to a separate large dressing room.

DRESSING ROOM

Professionally equipped and fitted it has ebony wood, hanging rail, shelving and drawer units, and lovely spotlighting.

Adjacent to this is bedroom five.

BEDROOM FIVE (front facing)

36'10 x 17'2 (11.2m x 5.25m)

With three dormer windows and is capable of being used as a separate bedroom, or could be a lounge and reception room to the adjacent bedroom four. There is contrasting emulsion decoration, lovely window views, also fitted with plumbing should a separate kitchen or preparation area be required for an independent live-in relative.





The last door from the East Wing connects to the bathroom.

BATHROOM

With a magnificent Victoria and Albert roll top bath set on wood blocks with separate chrome monobloc tap, and hand held foot massage spa, a lovely dormer window overlooks the garden and grounds, beautiful contemporary wash basin set in a glazed upstand with illuminated mirror above, close coupled wc, glass dividing screen separates the wetroom and shower with central overhead shower unit, and separate foot massage spa, leopard skin style feature tiling, and beautiful contrasting wall and floor tiles, heated chrome towel rail, and individual spotlights to the tiled recesses. A very well presented bathroom.

The West Wing has double doors leading off to its own passageway as well as the lift shaft connecting to floors beneath.

The passageway has three doors off to the accommodation.

BEDROOM SIX (rear facing)

24'9 x 13'10 (7.54m x 4.2m)

Three dormer windows with beautiful views overlooking the gardens at the rear, contrasting emulsion decoration, spotlighting and built-in speakers to the ceiling, door leading onto an en-suite dressing room and general storeroom.

DRESSING ROOM

Fitted with walnut furniture, hanging rail, shelving, drawer units and excellent storage as well as shoe racks.

Bedroom six lies adjacent to bedroom seven.

BEDROOM SEVEN (front facing)

36'8 x 17'0 (11.19m x 5.19m)

Currently used as a working office and studio, it could easily be another living area for children. It has three dormer windows and lovely views overlooking the adjacent property and gardens, contrasting emulsion decoration, spotlights and built-in audio speakers, and plumbing for kitchen area if required.

The last door from the West Wing connects to the second bathroom.

SECOND BATHROOM

Very well presented with a stunning suite including a large rectangular bath set into a raised up plinth and lovely dormer window adjacent. Good spotlighting. Separate wetroom and shower with overhead shower and foot massage spa, contrasting tiles, vanity wash hand basin by Duravit with storage cupboard above and mirror over, close coupled wc, concealed cistern, heated chrome towel rail, contrasting wall and floor tiles, Explain unit, three recesses with spotlighting. A very impressive bathroom.



EXTERNAL

Runnymede Mansion has two beautiful stone pillars surrounding large wooden panelled double gates, which are electrically operated and lead into the stunning block paved drive and semi-circular approach to the house. The driveway leads into the nine car garage.

NINE CAR GARAGE

47'1 x 36'8 (14.33m x 11.17m)

The garage has three extra large up and over electrically operated timber doors leading into this large beautifully presented garage and storeroom. It has a tiled floor, painted and plastered walls, five sash windows with views over the gardens, fluorescent tube lighting. The garage is heated with radiators, and has a utility area, as well as hot and cold water supply, power points, a glazed and panelled door leads onto the rear terrace of the house. The garage accommodates the twin Condexa Professional Gas Fired Vokera. These boilers are gas fired and provide central heating throughout the whole of the house. The garage has access into its own roof space for storage, and is a very well presented professional garage, which will easily accommodate up to nine cars.

It has its own separate staircase leading to the lower ground floor and the games and entertaining as well as leisure areas of the house.

Runnymede Mansion has a magnificent columned entrance, the six stone columns surround the vestibule and portico, and have a highly impressive impact on the approach to the house. Adjacent to these is a tiered and step water feature and fountain, with cascading water running down to the pool beneath. It is framed by very well stocked flower and shrub borders in beautiful landscaping.

The rear of the house has a large terrace and veranda, which has access from the breakfasting room as well as the family room. It leads from its higher level down slate covered steps to the lower garden and parkland that surrounds the rear of the house.

The gardens and grounds of Runnymede Mansion extend to 3.111 acres. The lawned gardens are framed by tall majestic beautiful trees, which give fabulous screening and great privacy in the summer months. The lawns are interspersed by beautifully planted and landscaped borders, contrasting their herbaceous colour with evergreen shrubs and stunning colour in season. The rolling lawned areas lead down to the lower garden areas where there is a large timber framed summerhouse, adjacent to a circular natural pond.

The rear garden has an ornate bridge which leads over the River Pont to the adjacent woodland and garden land which surrounds on the opposite side of the river. The foreground of the house to the rear of the property is landscaped with a number of private terraces, barbecue and al fresco dining areas.





The whole of the house is protected with security lighting systems, as well as there being external power and cold water supplies. The exterior of the property and its entrance are monitored with close circuit TV surveillance cameras, which link into the interior of the house with control panels connecting to many rooms, allowing access for visitors.

Runnymede Mansion is framed by a stunning garden, which befits the quality and grandeur of such an impressive and luxury mansion.

TENURE

The property is of a freehold tenure.

TOWN AND COUNTRY PLANNING

Not listed

FIXTURES & FITTINGS

Unless otherwise state, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

AGENT'S NOTE

The property will be sold freehold with vacant possession subject to all easements and covenants.

SERVICES

Mains water and electricity
Private drainage
Mains Gas

LOCAL AUTHORITY

Castle Morpeth
Tel: 0845 600 6400

VIEWING

Strictly by appointment with the selling agents.

Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS FROM CENTRAL GOSFORTH

Start out at Gosforth High Street
At traffic signals continue forward, then at traffic signals turn left onto the A191
At roundabout take the 2nd exit onto the A191
At roundabout take the 3rd exit onto the A191
At traffic signals turn left onto the A191
At Kenton Bar roundabout take the 3rd exit onto the A167

At roundabout take the 2nd exit onto the A696
At roundabout take the 1st exit onto the A696
At Newcastle Airport Roundabout take the 2nd exit onto the A696
At roundabout take the 1st exit onto the A696
At roundabout take the 2nd exit onto the A696
At roundabout take the 1st exit onto the A696
Turn left onto Fox Covert Lane
Turn right onto Runnymede Road

POSTCODE

NE20 9HH

IMPORTANT NOTICE

The joint agents give notice that:

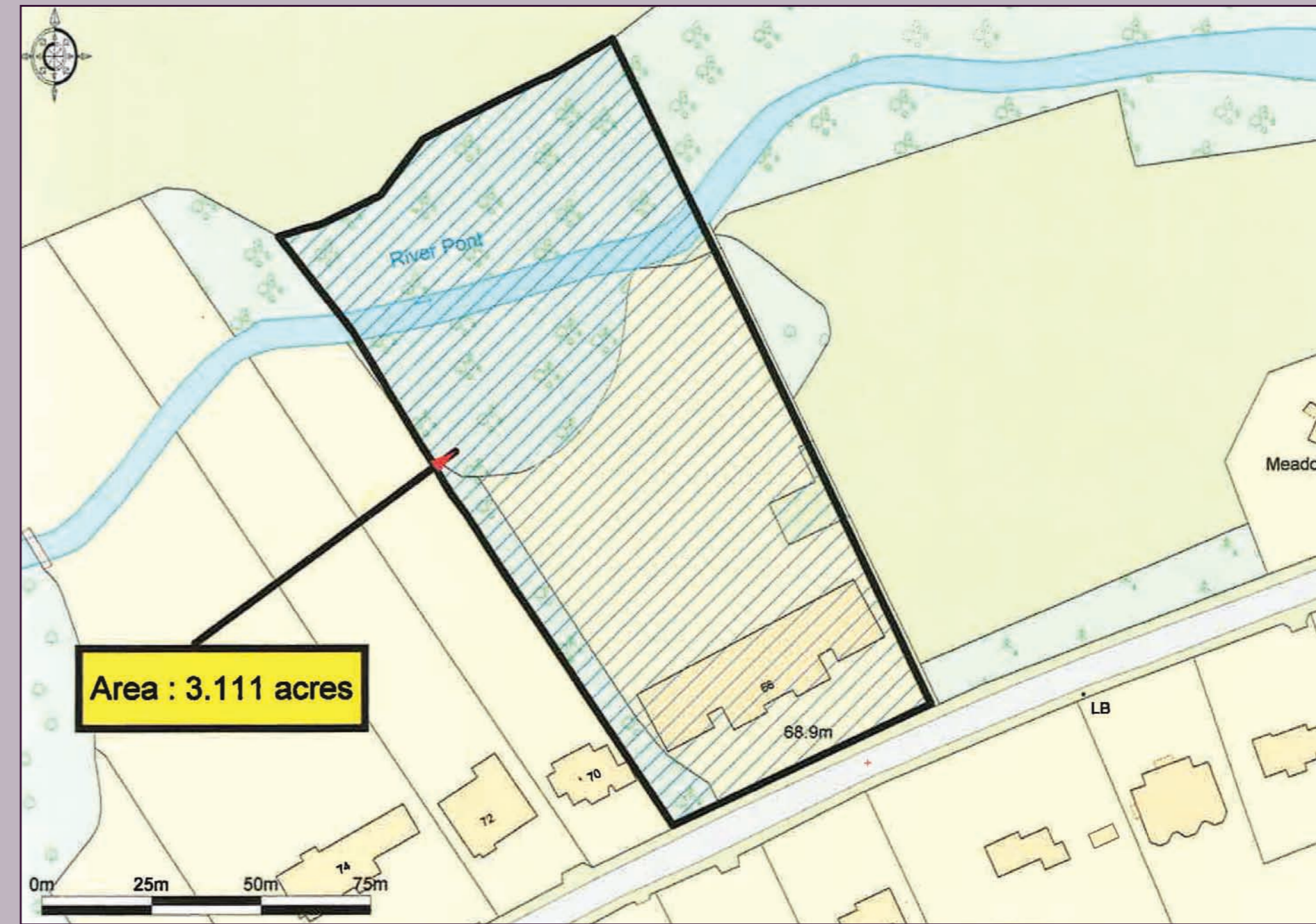
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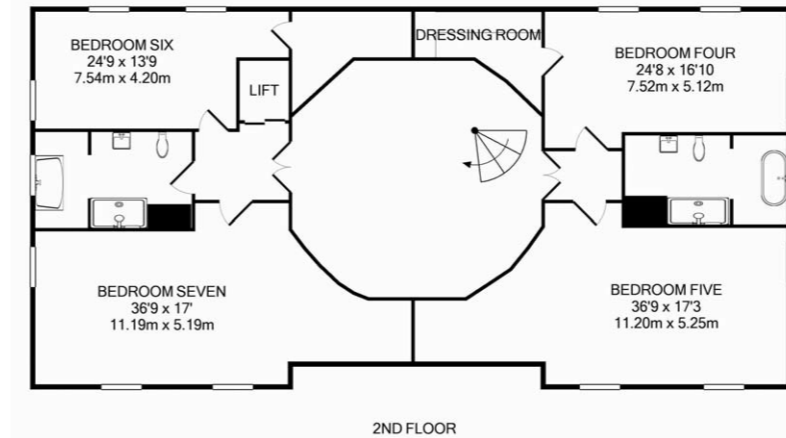
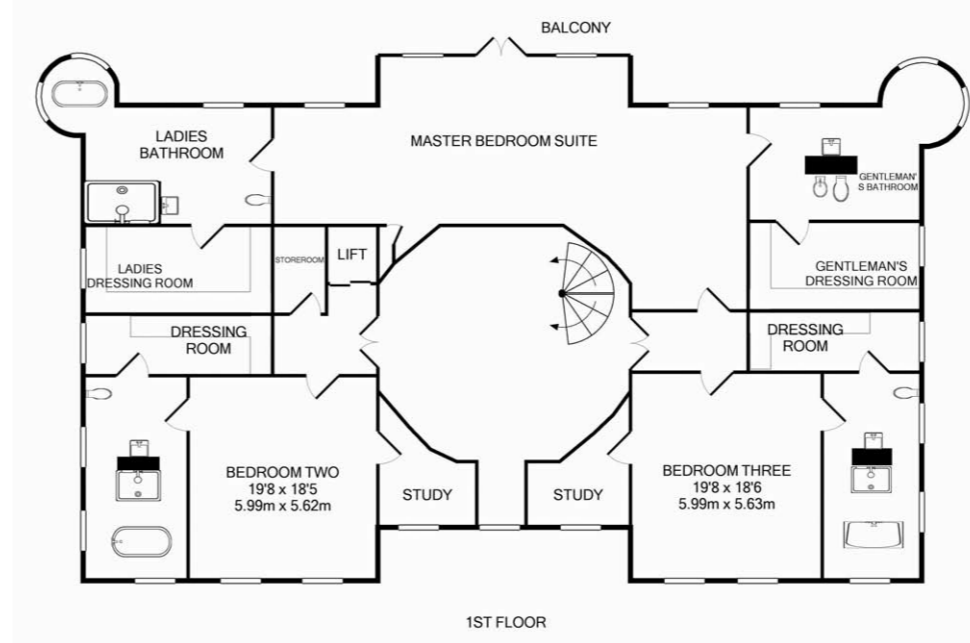
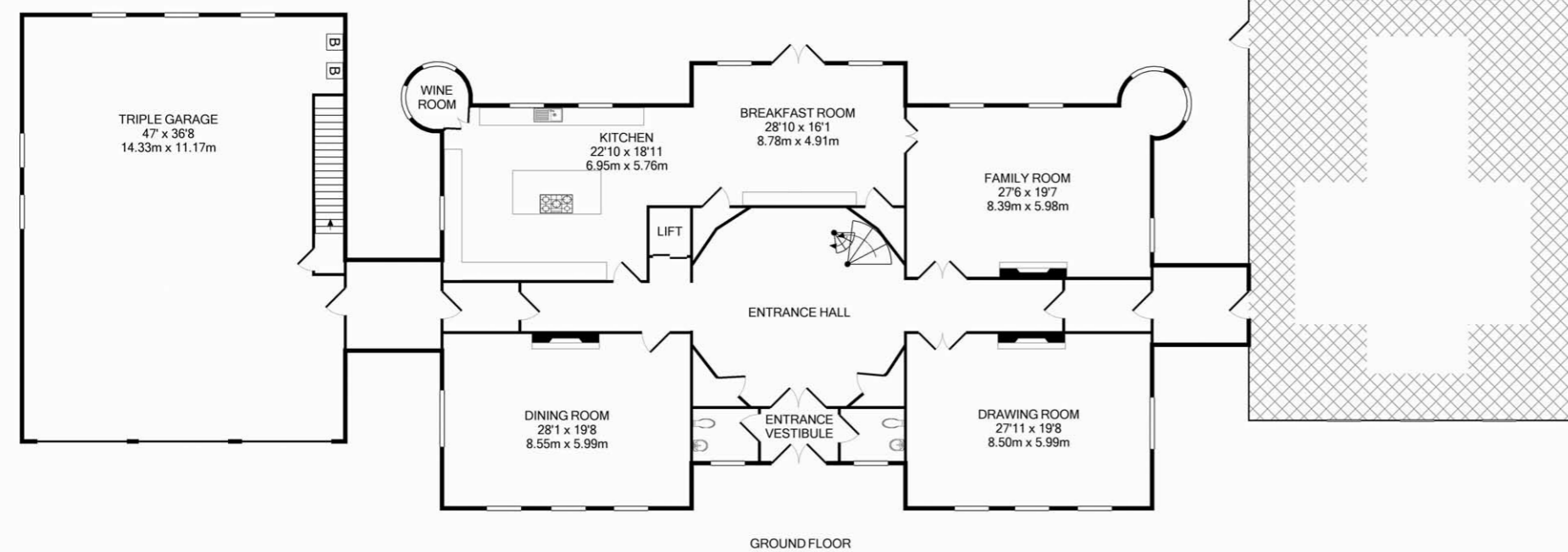
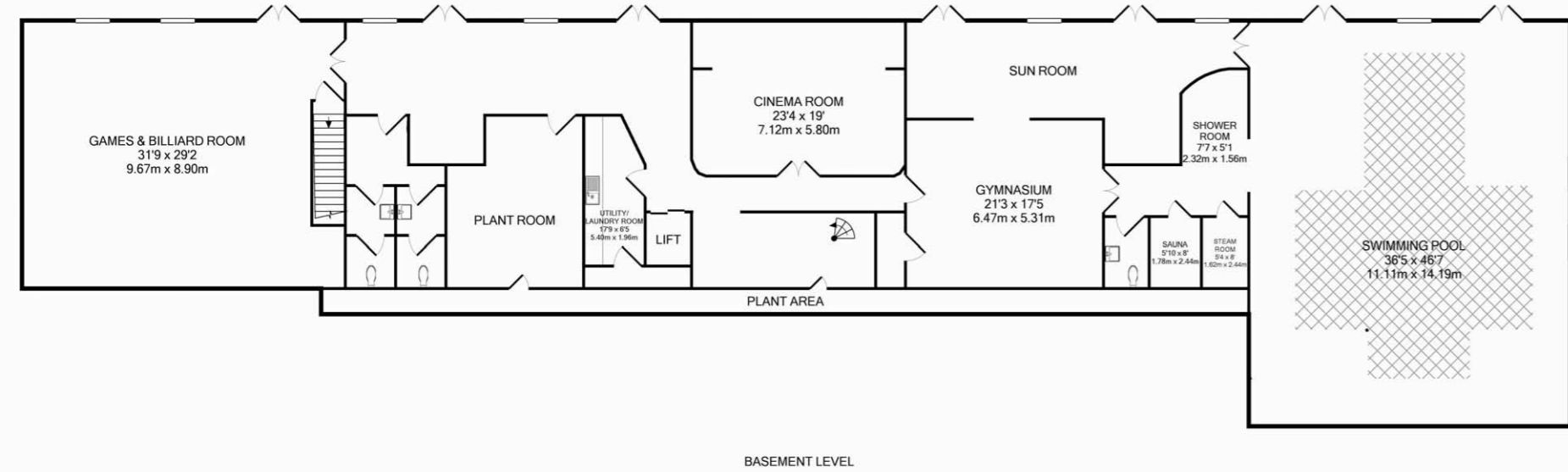
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs dated:
September 2012

Particulars dated:
1st October 2012





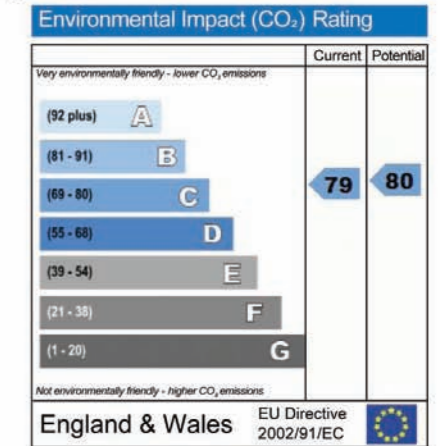
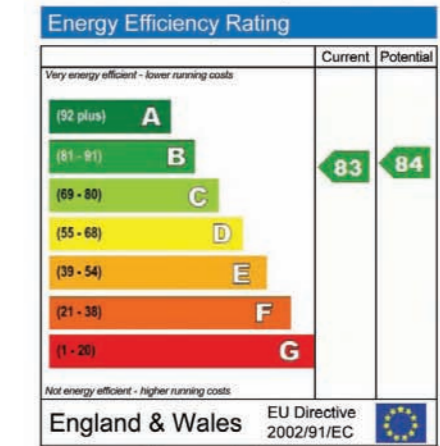


Energy Performance Certificate

66, Runnymede Road
 Ponteland
 NEWCASTLE UPON TYNE
 NE20 9HH

Dwelling type: Detached house
 Date of assessment: 28 February 2012
 Date of certificate: 06 March 2012
 Reference number: 8403-5189-4629-2626-8223
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 1,326 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	84 kWh/m ² per year	82 kWh/m ² per year
Carbon dioxide emissions	22 tonnes per year	21 tonnes per year
Lighting	£439 per year	£233 per year
Heating	£3,344 per year	£3,380 per year
Hot water	£134 per year	£134 per year

You could save up to £169 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

