



82 Runnymede Road, Newcastle Upon Tyne, NE20 9HH

Offers Over £1,950,000

Hive Estates welcomes to the market this outstanding 6 bedroom, 6 bathroom home on the prestigious Runnymede Road in Darras Hall. Set on a spacious and private 0.45 acre plot, the property is just over 5,000 sq ft in size. Designed by Hub Architecture, this modern and substantial home has a natural flow, with several multi-purpose open-plan living spaces that seamlessly connect to outside through many sets of bi-folding doors.

Set behind double electric gates, there's a large private driveway divided by silver birch fencing with space to accommodate up to 7 vehicles. There's an ample front lawn, with a patio area down the side of the property. The drive leads to the double aged bronze front door, opening into a large and bright hallway. The hallway has a floating staircase, and flows through into the rest of the home. Underfloor heating runs through the downstairs, with the hallway leading into a comfortably spacious living room, which has dual aspect windows, a feature built-in fireplace and sunken ceiling with recessed lighting. Sliding concertina doors open into the kitchen, with a peninsula bar, solid granite worktops and bronze detailing with separate pantry. There's Smeg appliances, including an integrated double oven and space for an American fridge freezer. Bi-folding doors opposite the breakfast bar lead onto to the side patio.

The kitchen opens into an extending dining space, with a snug to the side, and bi-fold doors to the garden. The dining space leads into a lounge, with an apex ceiling, slate tiled wall and feature woodburning stove. There are double sets of bi-folding doors on each side of the room, leading to either the front patio on one side, or the garden on the other. The garden is plush and large, laid to lawn with mature hedging and a stunning granite-paved patio stretching the full width of the property. Connected to this side of the property is a fully self-contained annexe, with a garage below with a separate side entrance, and en-suite double bedroom above. On the opposite side of the ground floor are a range of wellbeing spaces; there's a multi-purpose cinema room, with black-out blind and recessed mood lighting. There's a home studio, ideal as a gym space, home office or crafts room. There's another separate utility space, with a door to the outside, and a ground floor en-suite double bedroom, ideal for guests or multi-generational living.

Upstairs, the property has a further four large double bedrooms, each with a private bathroom. There's fitted wooden blinds on all the aluminium windows, and ample natural light floods into all the rooms. The master has a large walk-in wardrobe and dressing room space, with a private en-suite bathroom with bath and separate shower. There's a lounge area to the side of the room, and a balcony with glass balustrade overlooking the garden and the countryside beyond. Ideal for family life, this modern home has been thoughtfully designed to create open welcoming spaces with easy access to the nature of outside surrounding it, ideal for modern living. Located within the catchment area for Darras Hall Primary and all Ponteland schools, and close to local bars, restaurants and cafes, it is ideal for families or those wanting a home to grow into.

Kitchen 20'2" x 14'9" (6.17 x 4.50)

Front Lounge 26'2" x 12'5" (8.00 x 3.80)

Rear Lounge 14'9" x 16'8" (4.50 x 5.10)

Dining Room 13'11" x 20'4" (4.26 x 6.20)

Cinema 19'0" x 15'8" (5.80 x 4.80)

Bedroom 1 21'11" x 25'11" (6.70 x 7.90)

En-suite 1 13'11" x 9'6" (4.25 x 2.90)

Balcony 2'11" x 16'0" (0.90 x 4.90)

Bedroom 2 13'5" x 24'3" (4.10 x 7.41)

En-suite 2 9'7" x 4'11" (2.94 x 1.50)

Bedroom 3 20'8" x 11'9" (6.31 x 3.60)

En-suite 3 3'11" x 14'7" (1.20 x 4.45)

Bedroom 4 14'6" x 11'9" (4.44 x 3.60)

En-suite 4 7'6" x 8'6" (2.30 x 2.60)

Bedroom 5 25'9" x 12'11" (7.86 x 3.96)

Annexe 12'3" x 17'6" (3.75 x 5.35)

En-suite (Annexe) 10'9".x 2'11" (3.30.x 0.90)

Gym 7'8" x 11'9" (2.35 x 3.60)

Larder 8'6" x 5'2" (2.60 x 1.60)

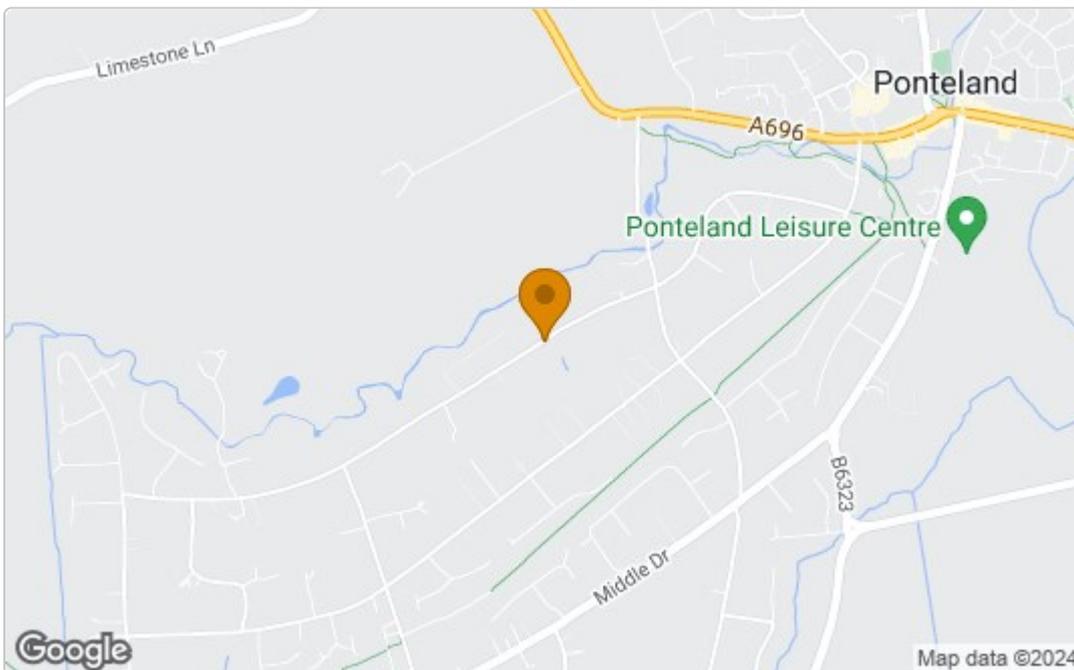
Utility 7'8" x 11'9" (2.35 x 3.60)

Bathroom 8'9" x 6'6" (2.68 x 1.99)

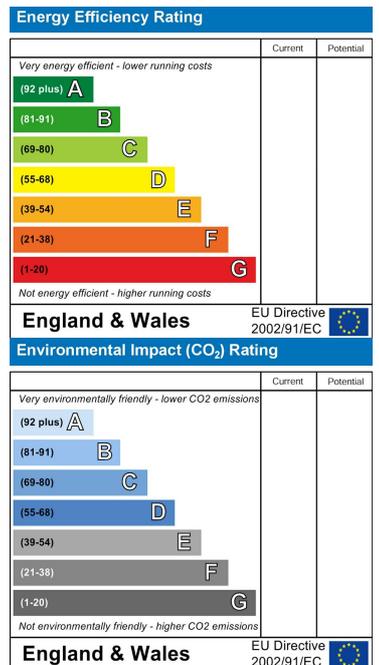
Garage 14'9" x 17'8" (4.50 x 5.40)

Hall 23'3" x 10'11" (7.10 x 3.34)

Area Map



Energy Efficiency Graph



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