

RUNNYMEDE ROAD

Darras Hall | Ponteland | Newcastle Upon Tyne



rare!
From Sanderson Young

Runnymede Road

Darras Hall | Ponteland | Newcastle upon Tyne | NE20 9HN

Very special and unique detached family home with many impressive individual features and occupying a stunning south facing garden site of circa 1 acre

Price: £1.65 Million

Newcastle International Airport 3.4 miles, Newcastle City Centre 10.1 miles, Morpeth 11.8 miles (all distances are approximate)

- Fabulous contemporary detached family home
- Many impressive individual features
- Magnificent double height glazed curtain wall
- Stunning south facing garden site of circa 1 acre

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DESCRIPTION

145 Runnymede Road is a fabulous, detached, contemporary home which was architecturally designed by Bill Hopper and constructed approximately 18 to 20 years ago. This very special property was purchased by the current owners 11 years ago and has since undergone a number of improvements. The many individual features of the house include a magnificent double height glazed curtain wall to the rear of the house and entertainment areas, an open plan curved staircase with glass block wall, a large balcony to the master bedroom suite, high ceilings, Maplewood flooring to the ground floor, and tall windows giving good natural light.

This highly impressive and unique property occupies a stunning, south facing, garden site of circa 1 acre which has been superbly landscaped with open lawns, stream, many attractive seating and al fresco dining areas, and a beautiful winter Scandinavian hut with an indoor circular barbeque and seating area; tall trees provide good screening and privacy. The property is accessed via an impressive, electrically operated sliding gate which leads into a lovely courtyard and driveway with parking for many cars and access to the large, integral double garage.







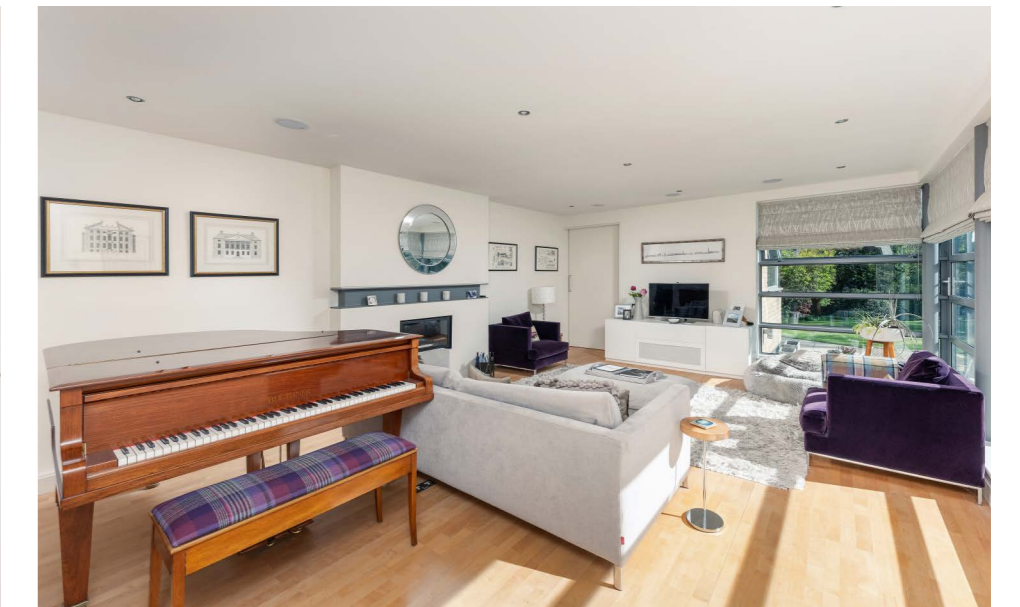
Ground Floor : Entrance vestibule leading to the open plan hallway with curved staircase with glass block wall | Family room | Formal sitting room to the rear with contemporary fireplace and full height glazing to two sides overlooking the magnificent gardens | Study | Dining room, with sitting area, to the centre of the house, with doors opening to the patio and gardens which give great natural light and air to this space | Fabulous kitchen, fitted with 'Paul Lamb Interior' cabinets, a central island, extensive top of the range built in appliances, refrigeration and cooking facilities | Utility room | Recently refurbished ground floor cloakroom WC

First Floor: Galleried landing overlooking the double height space beneath | Lovely master bedroom suite with ensuite fitted dressing room, super bathroom and access to a large balcony via sliding glass doors | Four further double bedrooms, two with ensuite shower rooms, and the remaining two having access to a family bathroom WC

145 Runnymede Road is a special property, filled with light, and has been featured in home magazines and books. It has a sound system to ground floor rooms and master suite, underfloor heating throughout as well as double glazing and a comprehensive alarm system.

Runnymede Road is very well regarded for its quality of houses and this is a fine example; it has easy access into Broadway and Ponteland Village and is well supported by excellent road links throughout Tyneside.

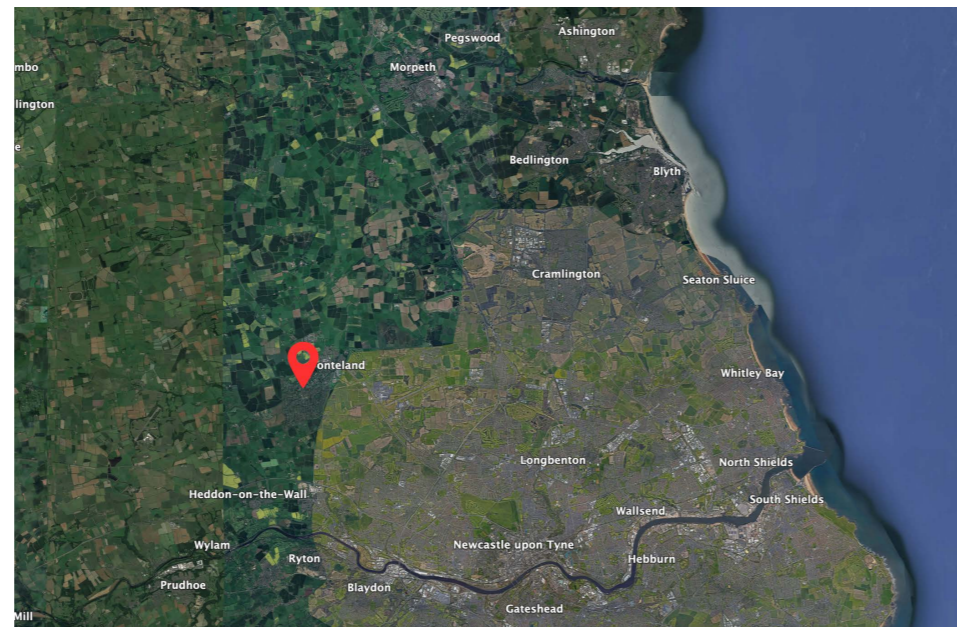
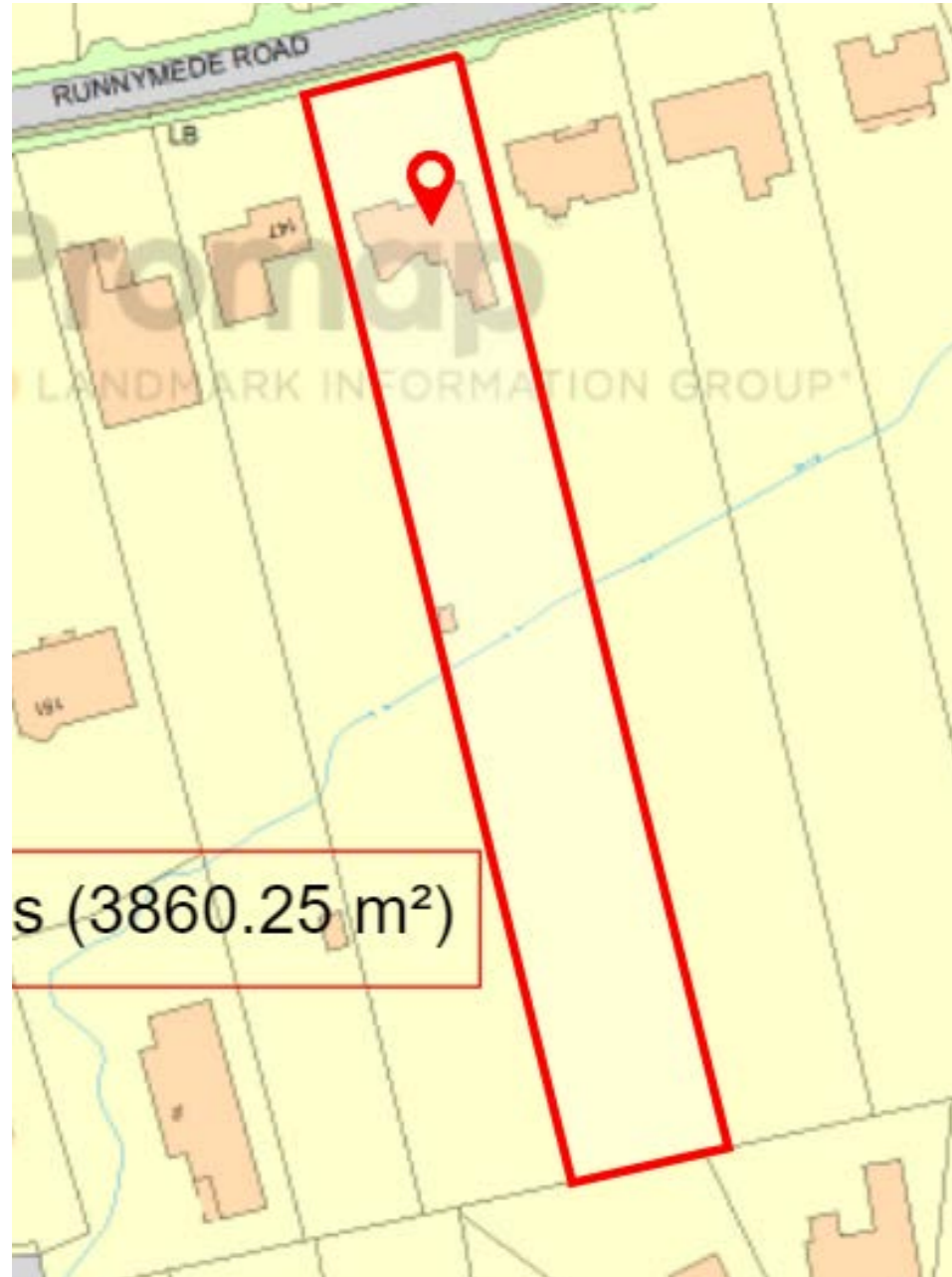
Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: H | EPC Rating: C





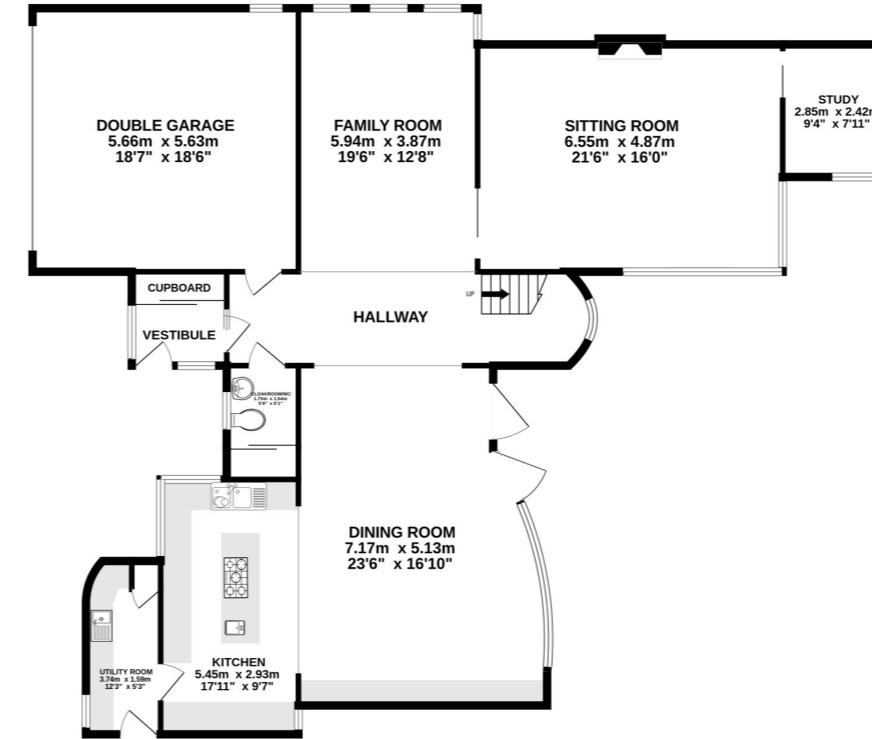


SITE & LOCATION

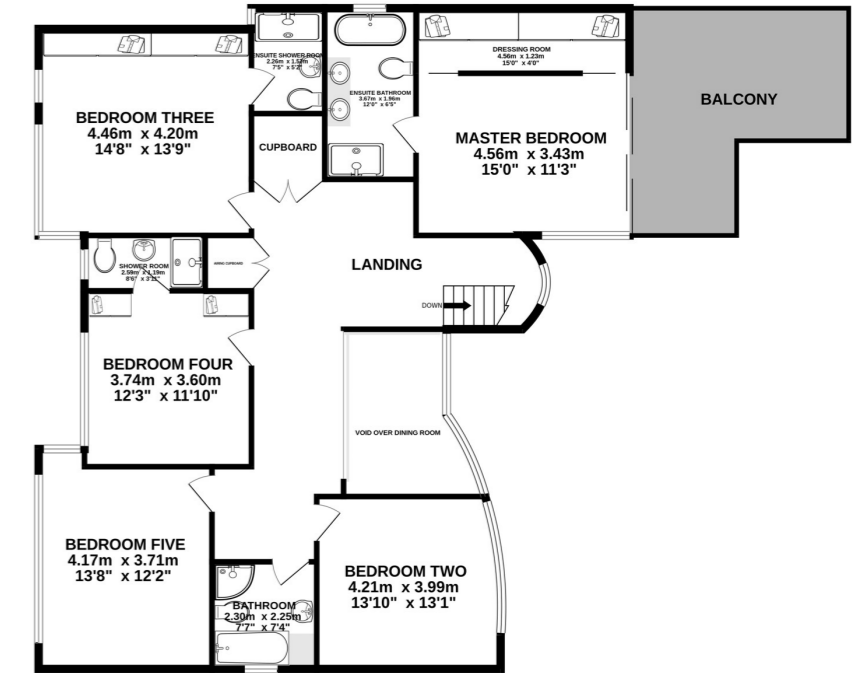


FLOORPLANS

GROUND FLOOR
174.7 sq.m. (1881 sq.ft.) approx.



1ST FLOOR
145.5 sq.m. (1566 sq.ft.) approx.



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TOTAL FLOOR AREA : 320.2 sq.m. (3447 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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