



4 Mill View

Runnymede Road, Darras Hall



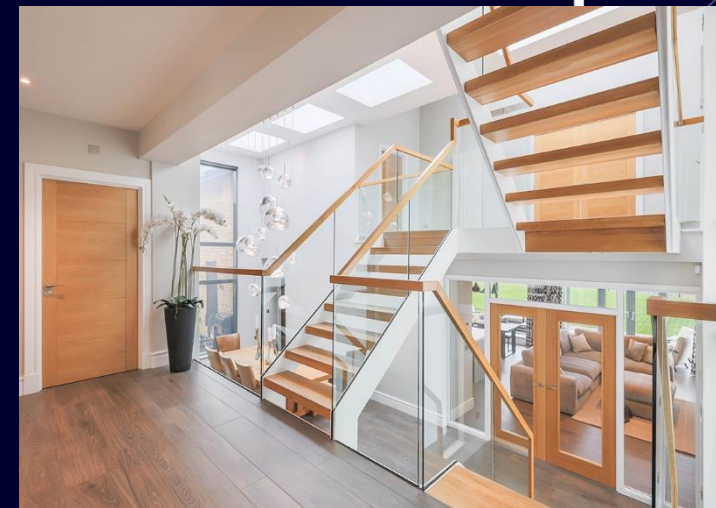
4 Mill View, Runnymede Road, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9AB

4 Mill View is a fabulous, contemporary detached family home, located in a very quiet and private cul de sac of only five architect designed houses set back from Runnymede Road. This stylish property offers an innovative split level design to maximise the light and views of the gardens and offers many bespoke features including a double storey glazed atrium with a bespoke light installation of Tom Dixon melt pendants, a floating staircase, open plan kitchen and living area with top of the range Porcelanosa cabinets, large picture windows, stunning light fittings and Porcelanosa tiling to all bathrooms.

The very impressive and versatile accommodation comprises: Expansive reception hall | Cloakroom/WC | Separate cloaks area and access to the garage | Snug | Large garden room/living area, currently utilised as a studio/office | Dining hall with double height void, leading into the family kitchen, breakfast and dining room, ideal as a day to day living space | The kitchen is fitted with the top range of Porcelanosa cabinets and quality appliances, large windows and access to the gardens | The living area has a very impressive media wall with fitted cabinets either side

Rear lobby with utility/laundry room | Third reception room, currently a children's lounge/playroom, with fitted storage and glazed doors to the gardens





The staircase leads up to the upper floors where the first floor landing at the rear of the house leads to the master bedroom suite with its stunning views, luxury ensuite bathroom with twin showers and amazing open space, as well as a dressing room | Fabulous principal drawing room with contoured and angled ceiling, and access to a balcony overlooking the garden which is great for afternoon and evening sunshine

The staircase then connects from the rear first floor up to the front of the house where there are four double bedrooms, all with ensuite shower and bathrooms, fitted to a very high standard.

Externally, this impressive property sits in a lovely garden site of just under 0.5 acres with electrically operated gates and an intercom system leading into the driveway and courtyard with a double plus garage. The rear gardens lead down to the river Pont and are ideal for families with lawned areas and a large extended patio. Designed for the modern family, this contemporary home occupies a prime and prestigious location in Darras Hall and must be viewed to appreciate the exceptional accommodation on offer.

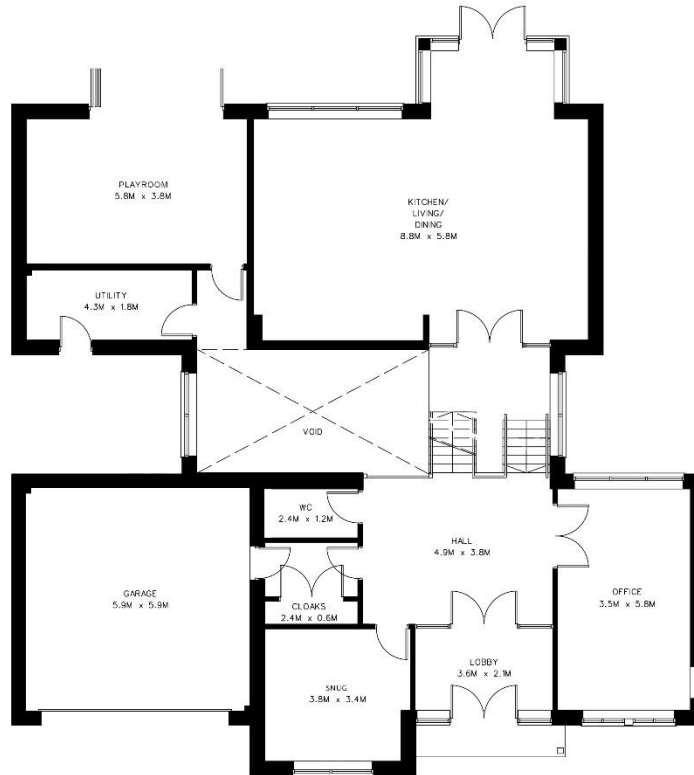
Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: B

Price Guide: Guide Price £1,950,000





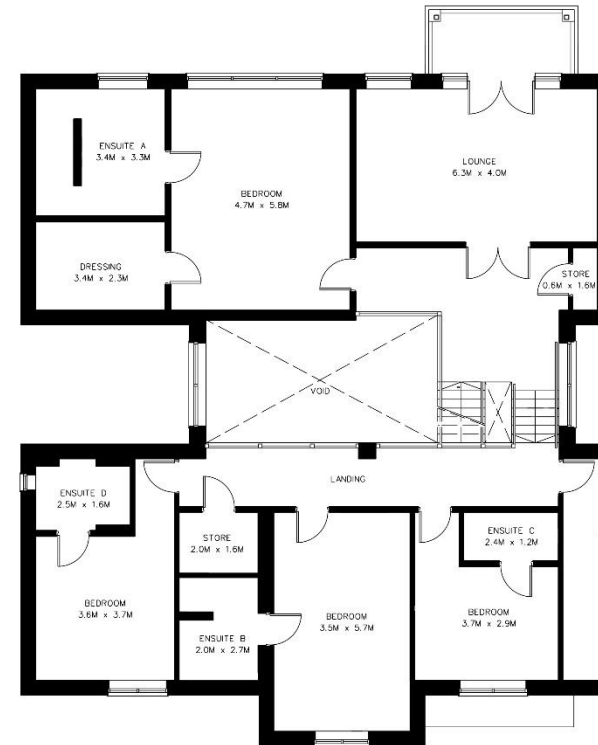
LEVEL -01



LEVEL 00

PLOT 1 LEVEL -01 & 00 APPROX FLOOR AREA = 237 SQ/M

LEVEL 01



LEVEL 02

PLOT 1 LEVEL 01 & 02 APPROX FLOOR AREA = 210 SQ/M



rare!

From Sanderson Young

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