

# BRUNTON

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## RESIDENTIAL



**RUNNYMEDE ROAD, DARRAS HALL, NE20**

Offers Over £1,400,000



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LUXURY STONE-BUILT DETACHED & MODERN FAMILY HOME, BOASTING AN EXTENSIVE PLOT WITH GENEROUS LAWNED REAR GARDENS & PRIVATE DRIVEWAY WITH SECURE GATED ACCESS.

Brunton Residential are delighted to bring to market this exceptional, detached modern family home which is set within its very own private grounds and gardens which extend to circa. 0.6 of an acre.

This well presented family home is perfectly positioned on the prestigious Runnymede Road, Darras Hall.

Runnymede Road, which is highly regarded as one of the most sought after residential addresses in The North East, is placed only a short walk from the delightful Ponteland Village with its excellent shops, cafes and restaurants. The property is also placed a short walk from outstanding local schooling and beautiful countryside walks.

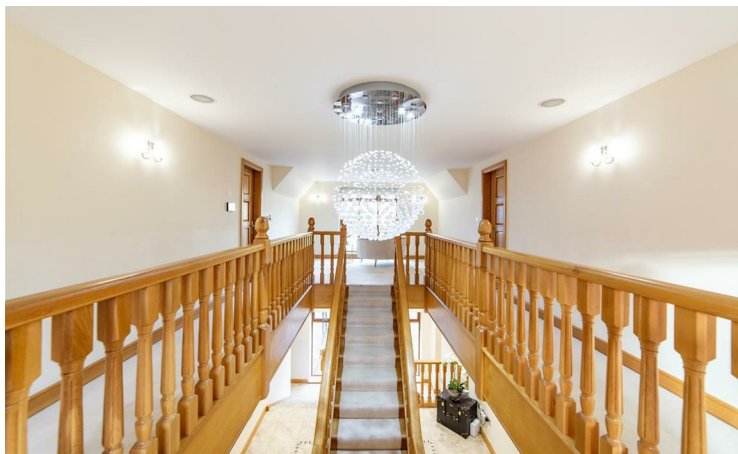
EPC rating C - Freehold



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This spacious family home is built over three floors and is accessed via secure, electric wooden gates that open to a large driveway that provides off street parking for several vehicles, which in turn lead to a detached double garage.

The internal accommodation is accessed through an impressive portico entrance with stone columns. which leads into lobby and then into a grand central hallway with a solid oak staircase leading to the first and lower ground floors.

The ground floor accommodation comprises: A warm and inviting living room with French Doors which allows the natural light to flood into the living space from the rear of the property, which leads out onto the patio which is perfect for outdoor entertaining.

The dining kitchen area benefits from a large central island, granite worktops and a range cooker with integrated appliances which leads through to a separate dining room looking onto the spacious garden. A study and guest WC.

The property also benefits from a sizeable basement, which offers a utility/boot room, a cinema room with bespoke bar which also leads into a spacious gym.

The stairs then lead up to a large, galleried landing area which then gives access to the first-floor arrangement, including a superb principal suite, with the added luxury of a generous en-suite bathroom, with bathtub and separate shower. A further three-double bedrooms, all of them with ensuite facilities.

Well presented throughout, and offering a great deal of privacy from the outside world, this excellent family home simply demands an early inspection and viewings are strongly advised.





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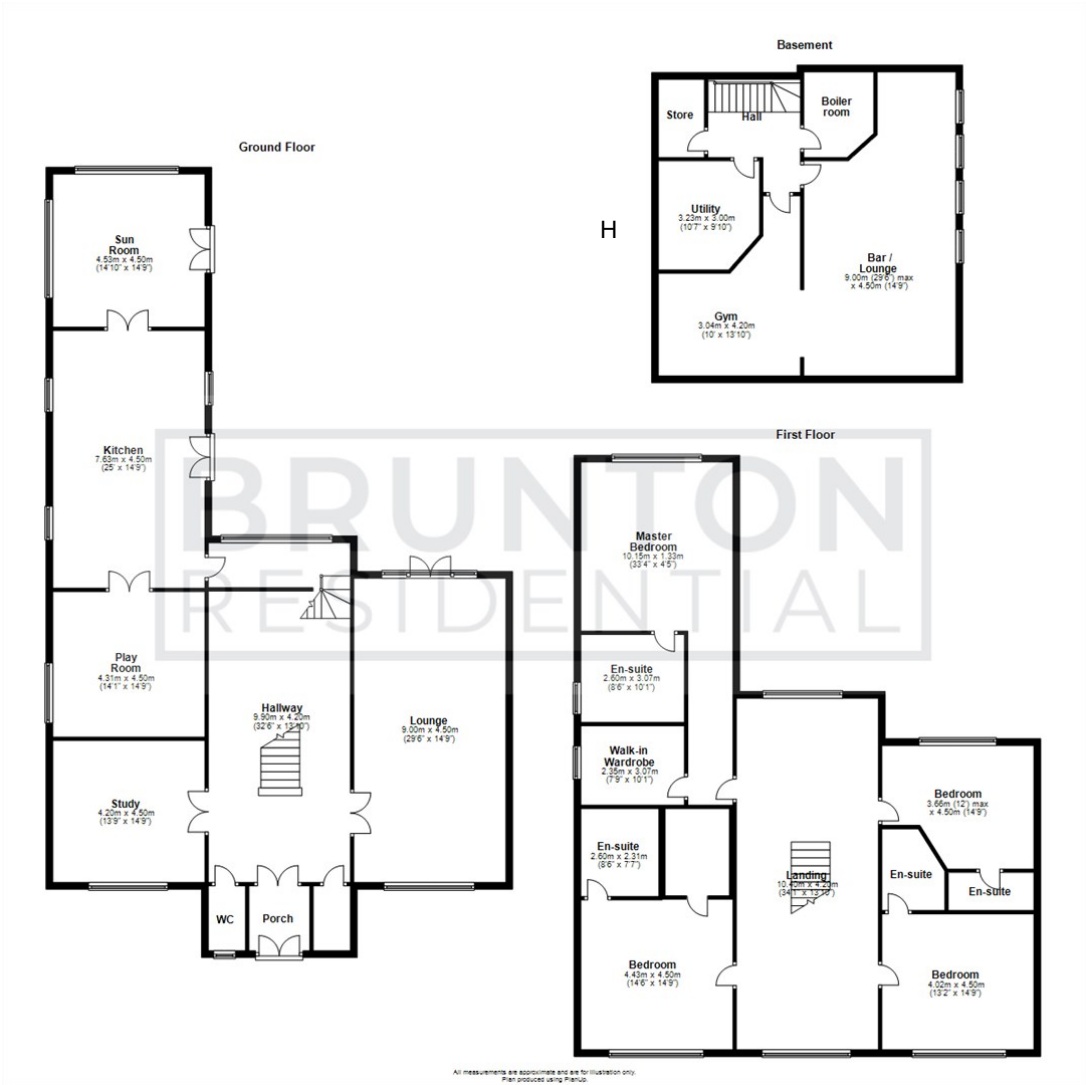
## RESIDENTIAL

TENURE : Freehold

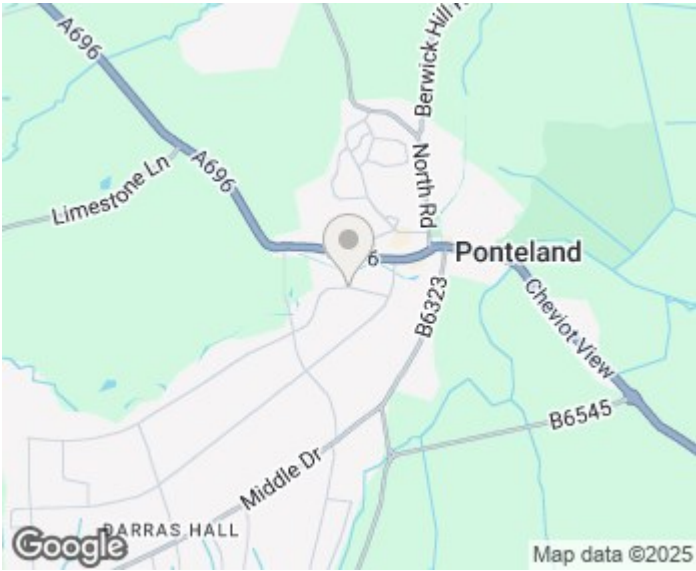
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using Planius.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	