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RUNNYMEDE ROAD, DARRAS HALL, NE20

Price Guide £3,000,000

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This exceptional, stone-built, detached family home is perfectly situated on the prestigious Runnymede Road and represents one of the finest residential homes currently available within the North East of England.

This superb, detached home was originally constructed around 2010 and since that time has been further enhanced, remodelled, and redesigned by the current owners and now provides one of the most impressive and most outstanding homes in the region.

Boasting a great attention to detail throughout, including fine fixtures and fittings, delightful, landscaped rear gardens and outdoor swimming pool, the property, which is positioned on a generous, south facing garden plot which extends to approximately 0.75 acres, and provides approximately 5,500 Sq ft of internal living space, which is placed over three floors, and also offers a great deal of privacy to the rear.

109 Runnymede Road is set back from Runnymede Road itself, and enjoys a fabulous wide frontage, and is highly regarded as the best residential address within the region. Runnymede Road, which is situated off from Darras Road and Western Way, is ideally located only a short walk from Ponteland Village, with its shops, cafes, restaurants and outstanding local schooling. EPC rating C - Freehold - Council Tax Band H

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The property occupies a generous site which extends to approximately 0.75 acres and has matured beautifully over recent years. The house has the benefit of electronic access gates which are set into brick pillars with secure entry telephone security system.

The electronic entrance gates open into the large block paved drive and front courtyard, which is placed to the side of the beautifully maintained front gardens. The stone pillared portico entrance is a beautiful feature of the front of the property, which in turn, leads into the stunning reception hallway, with a central bifurcated staircase which leads to the first floor.

The entrance hall then leads into three good sized reception rooms and a wonderful, open plan kitchen/diner. The beautiful lounge/dining room is placed to the rear of the property and offers dual aspect windows, with two sets of French doors leading out onto the rear terrace and gardens. This versatile space enjoys an open feature fireplace with extraction hood and provides a door leading into the kitchen/dining and family space.

The wonderful kitchen/dining room provides a beautiful, modern fitted kitchen with stone work-surfaces, large central island with breakfast bar and integrated appliances including a Mercury range cooker. The family area offers a stone wall with built in media system and again with French doors leading to the rear terrace and gardens. A further door from the kitchen leads into a utility and boot room with door to the side of the property.

The entrance hall then leads into a second reception room, which is currently laid out as a snug and drinks room, with bespoke fitted storage and media system with recessed lighting and walk-in bay window overlooking the front driveway. Ground floor study with bespoke fitted storage.

A final door from the ground floor leads into a large playroom (which was previously a double garage) with store cupboards and a vaulted ceiling with large, glazed window. This space, again, is versatile and could easily be utilised as a home gymnasium should it be required.

Magnificent beautifully kept lawned gardens and the fabulous trees surrounding, which give great privacy and security. The grounds at the rear have a private terrace and patio area, as well as an outdoor kitchen and BBQ. The whole of the gardens are most impressive and very special.

The principal staircase and stairwell are a great feature of the house and a main focal point when entering. The staircase then leads up to the first-floor landing with wrought iron balustrades and leads into four good sized bedroom suites. A further staircase to the rear of the landing leads up to the second floor.

The principal suite is generous in size and occupies the entirety of the eastern wing of the property with a wonderful bedroom suite with living area and French doors opening to a Juliette balcony. To the rear of this exceptional suite is a large walk-in dressing room with bespoke fitted storage and a door leading into an en-suite bathroom with five-piece suite.

The stairs then lead up to the purpose-built second floor, and onto two further double bedrooms and a second family bathroom. This space is ideal for those with visiting relatives or for those with older children.

Externally, the property offers delightful and private rear gardens which are south facing and offer a superb tiled entertaining terrace, feature lighting and a paved walkway leading to the very rear of the garden. The gardens provide a mixture of mature trees with well stocked borders and a children's play area with fenced and hedged boundaries.

To the very rear of the garden, a gate then leads into a superb open-air swimming pool, which is heated and presented to a very high standard with covered seating area and timber constructed changing room and summer house.

Impeccably presented throughout, this fine and impressive family home would be well suited to any local or international purchaser who are looking for standards of this style and quality, which are so hard to find in the North East of England, and viewings are strongly advised.



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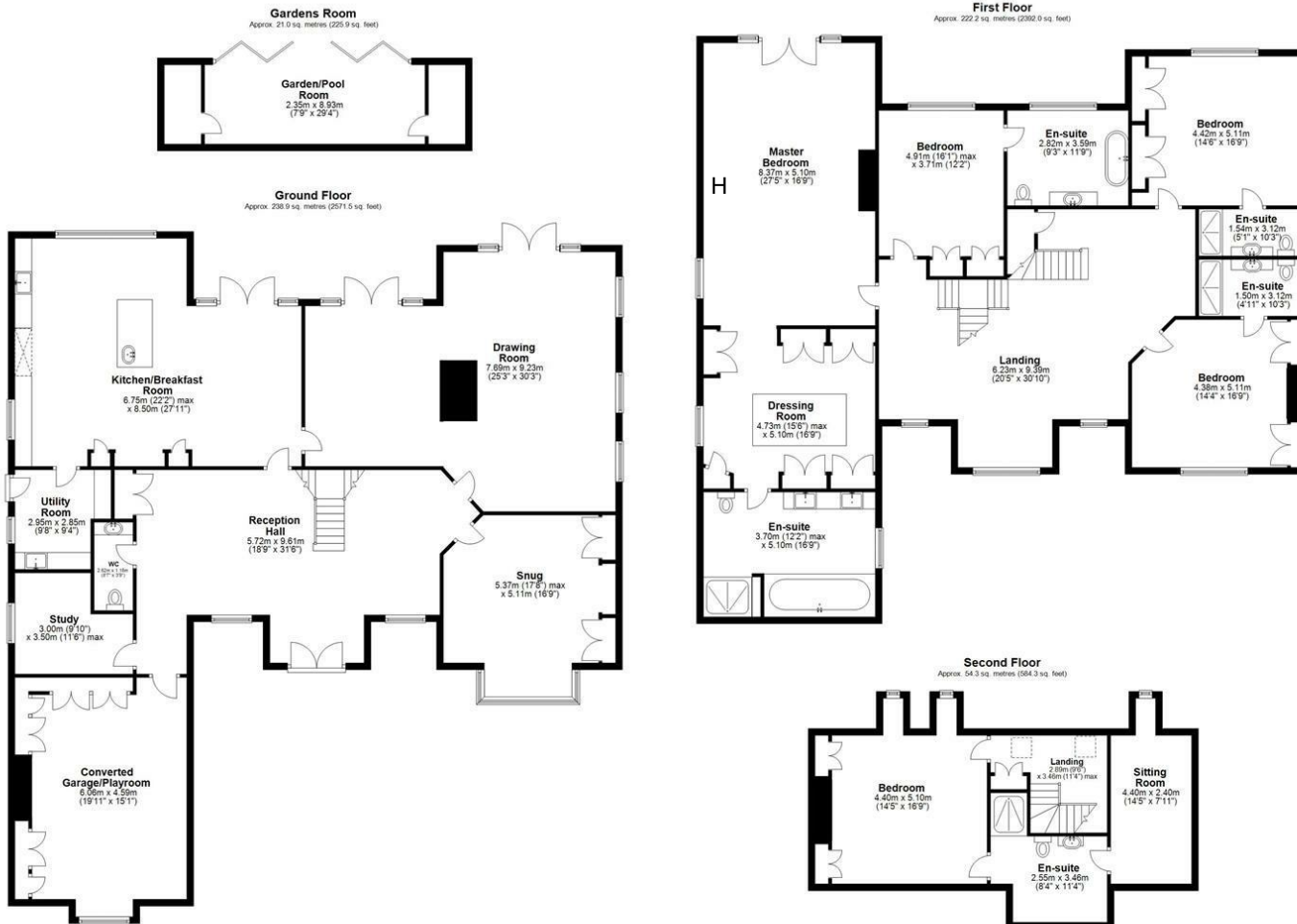
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

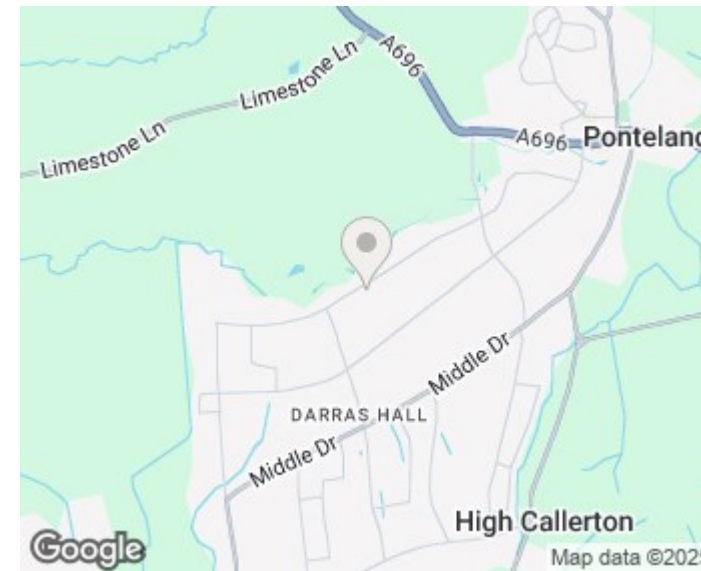
COUNCIL TAX BAND : H

EPC RATING : C



Total area: approx. 536.4 sq. metres (5773.8 sq. feet)

Plan produced using PlanUp
109 Runnymede Road, Darras Hall, Ponteland



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	