

**BRUNTON**  
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# 130A RUNNYMEDE ROAD

Darras Hall, Ponteland







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Immaculately Presented & Imposing Contemporary Detached Mansion Situated on Runnymede Road, Boasting Close to 8,000 Sq ft of Living Accommodation and Situated on an Extensive, Landscaped Garden Plot that Extends to Approximately 1 Acre, with a Wonderful Open Plan Living, Dining & Family Space, Two Further Reception Rooms, Home Cinema, Five Superb Luxury Bedroom Suites Including a Magnificent Principal Suite, Detached Triple Car Garage, Secure Gated Driveway & Offered with No Onward Chain!

This exceptional and modern detached residence is perfectly located on the prestigious Runnymede Road, Darras Hall. Runnymede Road, which is highly regarded as one of the north easts most coveted residential addresses, is ideally positioned to provide easy access into Ponteland Village, with excellent array of shops, cafes, restaurants and amenities.



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The property is also placed just 20 minutes' drive from Newcastle City Centre which provides more extensive facilities, along with both independent and state schooling, a wider choice of shopping outlets and recreational amenities, as well as the regions hospitals.

Excellent transport links are also placed within a few miles, including the A1 and A69, which gives easy access to other major cities, as well as Newcastle International Airport providing excellent links into Europe and around the world.

This outstanding residence is accessed via secure electronic entrance gates, with remote control and keypad entry with intercom. The gates open to an extensive and private access road with feature lighting which in turn leads to a generous block paved driveway with additional car parking for multiple vehicles.

Upon entering the driveway, the left side leads to a large, detached three car garage with insulated electric up and over doors. The upstairs of the garage provides access to a home gymnasium or could also be utilised as a home office or teenagers den. The property is secured by a full smart CCTV system with multiple cameras and remote access.











## THE HEART OF THE HOME

The property itself is accessed via large double doors that lead into an outstanding double height central entrance hall, with bespoke sweeping staircase leading to the first and second floors. To the left hand side of the hallway double doors open to a great guest cloakroom with dual sinks and WC. To the right hand side is the first of three living spaces/reception rooms. This excellent living room enjoys large dual aspect windows with a wood-burning stove.

To the rear is a second reception room/dining room which offers herringbone flooring and large sliding doors that open out onto the rear entertaining terrace and gardens. To the left hand side of the entrance hall is a third reception room, which is set out as a home cinema with fitted audio visual system.

To the very rear of the ground floor, double doors open to a magnificent, open plan kitchen/dining and family space with a contemporary fitted kitchen and large central island with breakfast bar. The kitchen is also fitted with a range of Miele appliances and marble work-surfaces. The superb family space offers large dual sliding doors that open to give access out onto the rear terrace and gardens and provide a wonderful entertaining space. To the rear of the kitchen a door leads into a utility room/prep kitchen with door giving side access.









## THE FINE ATTENTION TO DETAIL

The stairs then lead to a beautiful galleried landing and onto three excellent double bedroom suites. The principal suite occupies the entirety of the left wing of the house and provides exceptional sleeping quarters with French doors that open to a Juliette balcony with views over the rear gardens. This fantastic bedroom space also enjoys a feature fireplace with media wall and leads through to his and hers dressing rooms with bespoke fitted cabinetry and a private hallway that leads to an outstanding en-suite bathroom with separate enclosed dual shower and free standing bath. Bedroom two provides an excellent guest suite and also enjoys French doors with Juliette balcony with view and access to a beautiful en-suite bathroom.

The stairs then lead up to the purpose built second floor and onto a second galleried landing with reading area and onto two well appointed bedroom suites. This floor is ideal for families with older children.







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## GROUND AND GARDENS

Externally, the property occupies an extensive garden plot that reaches approximately 1 acre, with an abundance of well stocked borders and large lawned spaces. A foot bridge allows access to a further enclosed family garden which is ideal for further and private entertaining, again with a variety of well planted borders and walkways leading down to The River Pont.

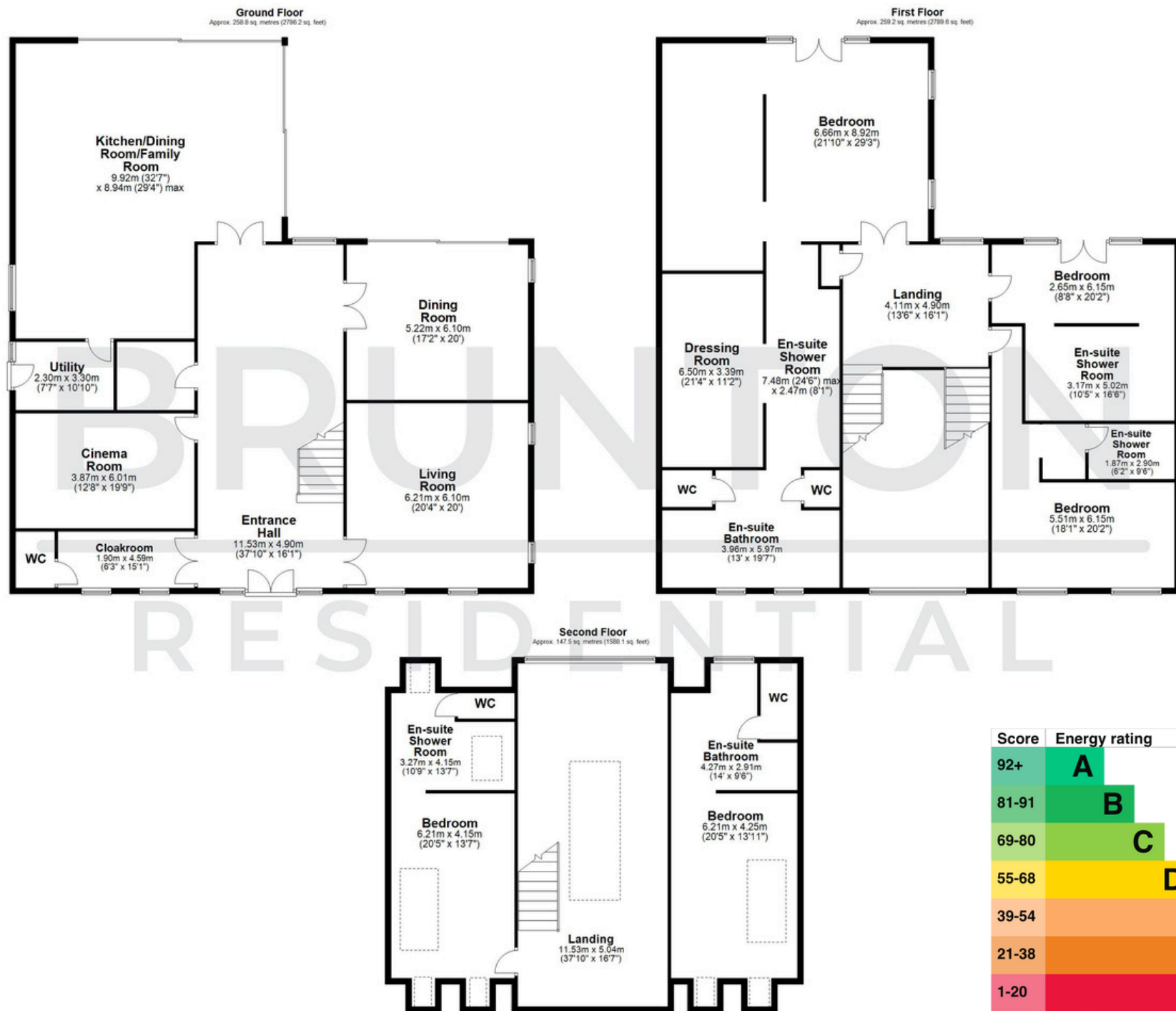
Immaculately presented throughout and available for immediate possession, this exceptional modern residence simply demands an early inspection and internal viewings are strongly advised.





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Score	Energy rating	Current	Potential
92+	A	86 B	88 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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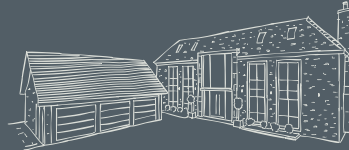
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Darras Hall, Ponteland, NE20

[ponteland@bruntonresidential.com](mailto:ponteland@bruntonresidential.com)

[www.bruntonresidential.com](http://www.bruntonresidential.com)



**Great Park**  
Middleton South  
NE13 9BJ  
0191 236 8347

**Hexham**  
3 Beaumont Street  
NE46 3LZ  
01434 505 008

**Jesmond**  
125 St George's Terrace  
NE2 2DN  
0191 236 8347

**Morpeth**  
28a Bridge Street  
NE61 1NL  
01670 202 008

**Ponteland**  
Main Street  
NE20 9NH  
01661 679 002