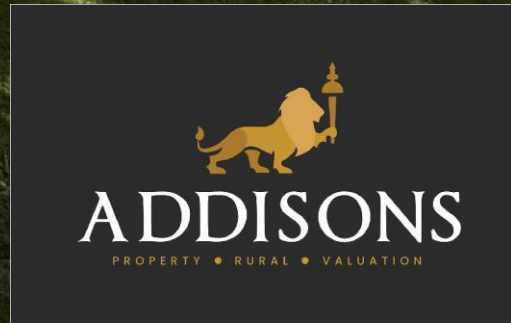




Front Street
Winston, Nr Darlington



ABOUT THE PROPERTY

Welcome to Berkeley House, a substantial detached residence situated on the desirable Front Street in Winston, Darlington (DL2 3RH). This impressive six-bedroom family home offers exceptional living space, blending traditional character with modern amenities for truly versatile accommodation.

The property is set back behind a block-paved driveway providing ample off-road parking, complemented by an integral double garage complete with light and power. Mature lawns and thoughtfully landscaped borders planted with established trees and shrubs provide a welcoming approach, while a side path leads seamlessly to the extensive rear gardens.

Upon entering, the front door with elegant side lights reveals a spacious entrance hall, finished with decorative coving, twin statement light fittings, and a central staircase rising to the first floor. Downstairs, the living room is a highlight: generous in proportion, with a grand inglenook fireplace featuring a marble surround and multi-fuel burning stove for cosy evenings. Large windows to the front and French doors with side lights to the rear bathe the living room in natural light and offer tranquil views over the gardens.

The second reception room serves beautifully as a sun room, boasting a large window overlooking the immaculate garden and bi-fold doors that open onto the rear patio—perfect for entertaining or relaxing with family. The formal dining room offers a sophisticated setting for both dinner parties and everyday meals, accessed conveniently from either the hallway or the kitchen.

The kitchen itself is as practical as it is stylish, comprising shaker-style cabinetry with wood-effect worktops, a porcelain sink, space for an American-style fridge freezer, a range-style cooker with a modern chimney extractor, an integrated microwave, and a wine cooler. The feature island, illuminated by pendant lighting, is ideal for sociable breakfasts or casual dining. Adjacent, the utility room provides extra storage, plumbing for laundry, and a rear access door—as well as handy internal access to the garage and an additional cloakroom WC.



Upstairs, a spindle staircase with balustrade leads to an L-shaped landing and access to six well-appointed bedrooms. Five of these are generous doubles, one a comfortable single—flexible for growing families or those needing home office space. The luxurious main bathroom features a freestanding bath with far-reaching garden views, a walk-in mains-fed shower, and a re pine-clad sauna for at-home wellness and relaxation. The principal bedroom enjoys an en suite bathroom with both a bath and a separate shower, along with dual rear-facing windows.

The rear gardens are truly outstanding, offering a substantial paved patio area, expanse of manicured lawn, colourful flower beds, a garden shed, and a charming pergola—ideal for al fresco dining in the warmer months or a peaceful morning coffee amid mature trees and shrubs.

Winston is a picturesque village conveniently located within easy reach of Darlington, renowned for its welcoming community atmosphere and tranquil rural charm. Local amenities include village pubs, scenic walking trails along the River Tees, and nearby golf courses, while Darlington's vibrant town centre—with its shopping, restaurants, and mainline railway station—is just a short drive away. The property is also well-placed for excellent local schools, making it perfectly suited to family living.

Berkeley House represents an outstanding opportunity to acquire a beautifully presented home in an enviable location, blending spacious accommodation with charming grounds and modern comforts. Early viewing is strongly recommended to fully appreciate all this exceptional property has to offer. Arrange a viewing today to experience your next home.

PRICE

£625,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1.



PROPERTY INFORMATION

Title Number(s): DU344542

Tenure: Freehold

Local Authority: Durham

Council Tax: Band G

Annual Price: £4,370

Conservation Area: No

Flood Risk: Very low

Predicted Broadband: Basic 7 Mbps, Superfast 57 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT, Sky, Virgin

Services: Mains Electricity, Mains Water, Mains Drainage

Heating: Oil Fired Central Heating

SURVEY

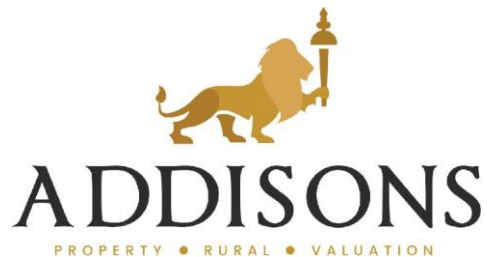
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers' solicitors.

BROCHURE

Details and photographs taken July 2026



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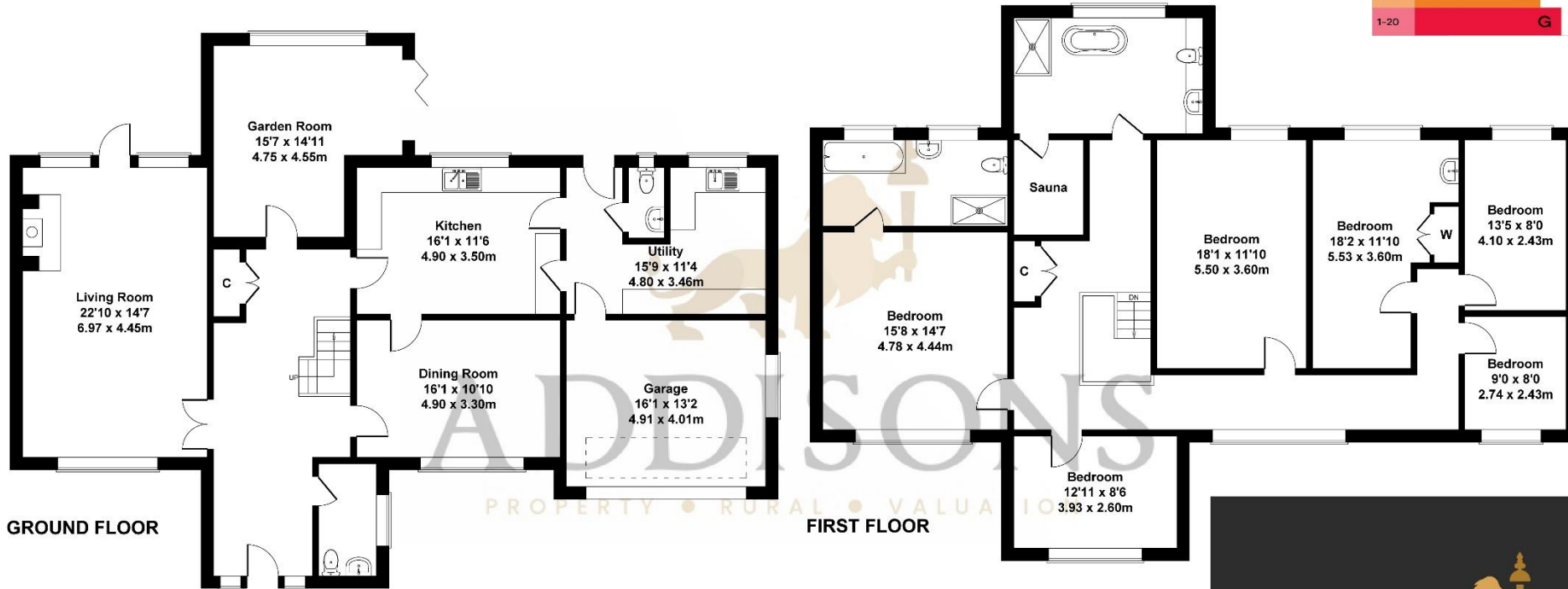




Floor Plan

Berkeley House Front Street, Winston, Darlington, DL2 3RH

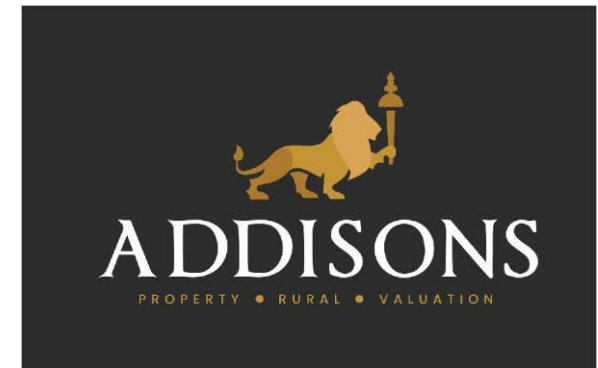
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		89 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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