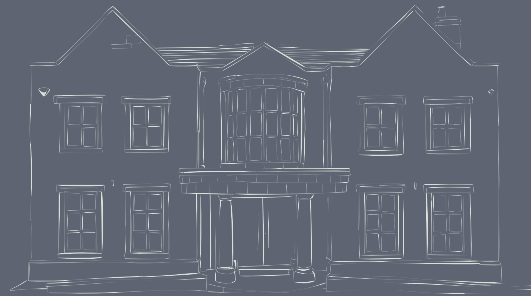


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RUNNYMEDE ROAD

Darras Hall, Ponteland





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Immaculately Presented & Substantial Stone-Built Detached Family Home Boasting Over 5,700 Sq ft of Internal Living Accommodation with Four Impressive Reception Rooms plus an Outstanding Open Plan Living/Dining and Family Room plus Prep Kitchen, Five Double Bedroom Suites, Private South Facing Sun Terrace, Passenger Lift, Delightful South Facing Lawned Gardens, Secure Off Street Parking & Detached Garage.

This exceptional, modern detached residence is ideally located on the prestigious Runnymede Road, Darras Hall. The property itself is perfectly placed to provide easy access into Ponteland Village, with its wide range of independent shops, restaurants and everyday amenities.





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The property was designed and constructed by the current owners, to an exacting standard, where it provides one of the finest stone-built homes in the area.

Ponteland are served by a number of highly-regarded state schools at both primary and secondary levels, making it particularly popular with families. Further independent schooling can be found just a 15/20 minute drive away.

Excellent road links, including the A696, provide straightforward access to Newcastle City Centre, Newcastle International Airport, and the wider Northumberland road network, making this one of the most conveniently positioned addresses within the region.





The internal accommodation comprises: A grand entrance hallway is accessed via two large double doors beneath a stone-pillared curved portico, featuring a bespoke stone staircase rising to the first floor, a residential passenger lift, and a convenient ground floor cloakroom with WC. A generous sitting room with bespoke cabinetry (by Reiner Stockle) and dual-aspect windows benefits from French doors connecting through to the formal dining room, again fitted with bespoke cabinetry and a butler's pantry bar. Further accommodation includes a cinema room/snug with a bespoke fitted media wall.



Double doors from the hallway open into the exceptional open-plan kitchen, dining and family space, which is fitted with a bespoke dark oak kitchen, a substantial central island with striking black marble worktops, a wealth of integrated Siemens appliances including a wine cooler, and fitted banquette dining seating, all laid with polished stone flooring.







The family space extends to the rear, with two sets of bi-folding doors opening onto the rear terrace and gardens with electronically operated curtains, while a well-appointed prep kitchen and utility room sit to the side with separate access.

The stairs then lead up to the first floor galleried landing which then gives access to four generous, contemporarily finished bedroom suites, each with en-suite facilities and the majority with walk-in wardrobes. The two main bedroom suites are positioned to the rear, both of substantial proportions with French doors opening onto a private south-facing balcony.

The staircase continues to the second floor, where a fifth double bedroom suite is served by its very own en-suite shower room, whilst the upper floor further provides a substantial storage space, complete with a dedicated plant room and comms suite.





THE PERFECT OUTDOOR SPACE

The property is accessed via electronically operated entrance gates, which open onto a substantial block-paved driveway with parking for multiple vehicles. The immaculately maintained rear gardens are predominantly laid to lawn with well-stocked borders, extending to approximately 0.35 acres, with a detached stone-built double garage to the rear.

Constructed to an exacting standard approximately 10 years ago, this exceptional stone-built detached residence extends to around 5,700 Sq ft and represents one of the best privately designed homes available within Darras Hall and early viewings are deemed essential.



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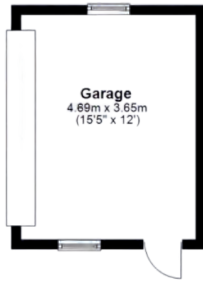


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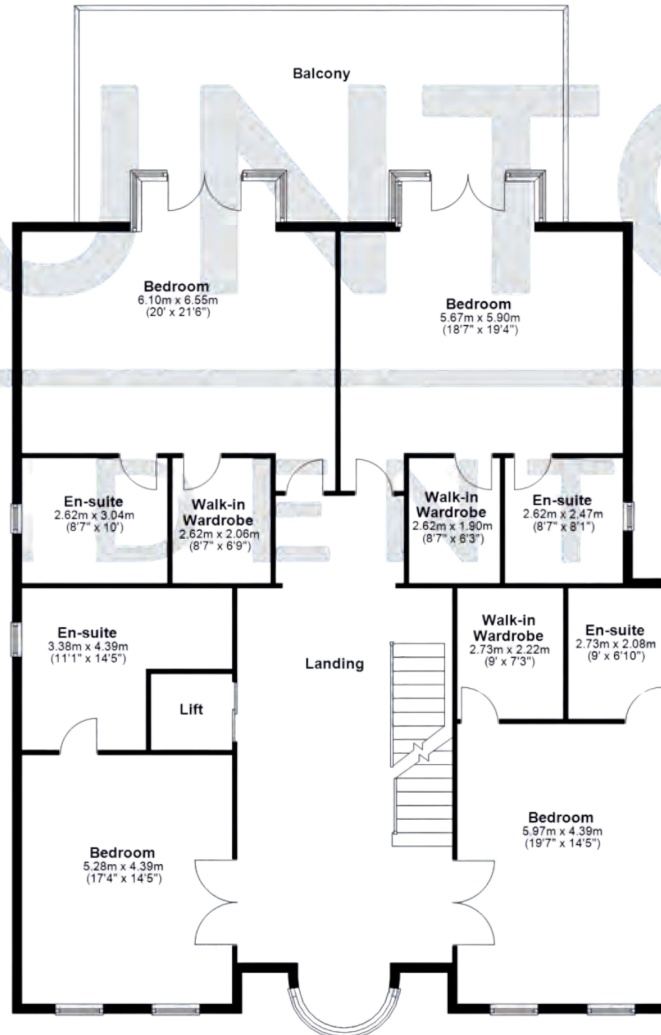
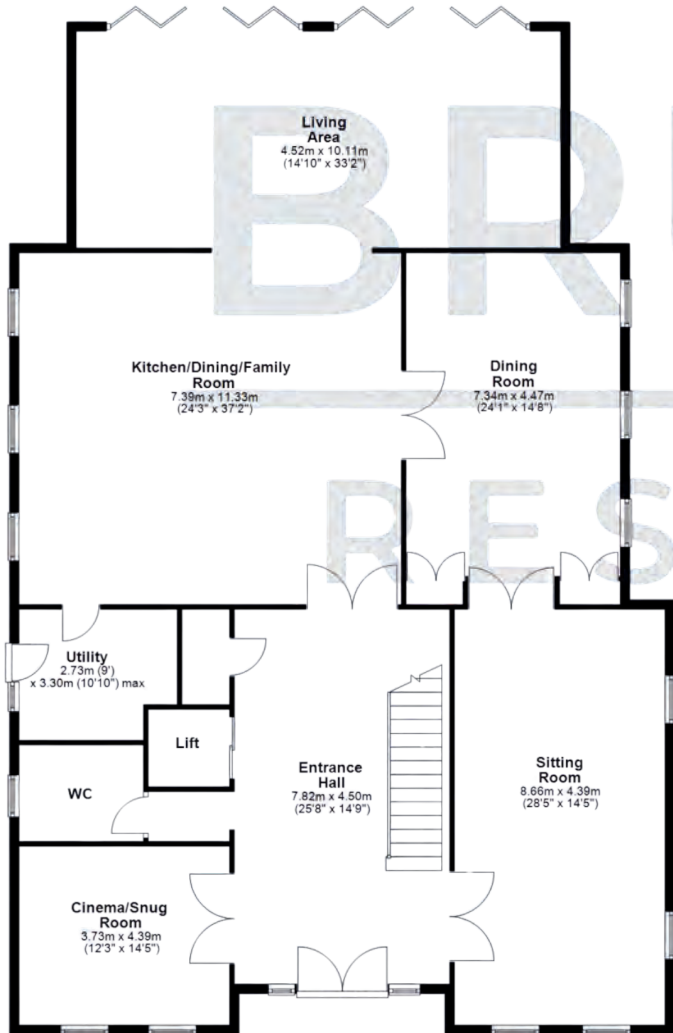


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Ground Floor
Approx: 270.3 sq. metres (2909.6 sq. feet)

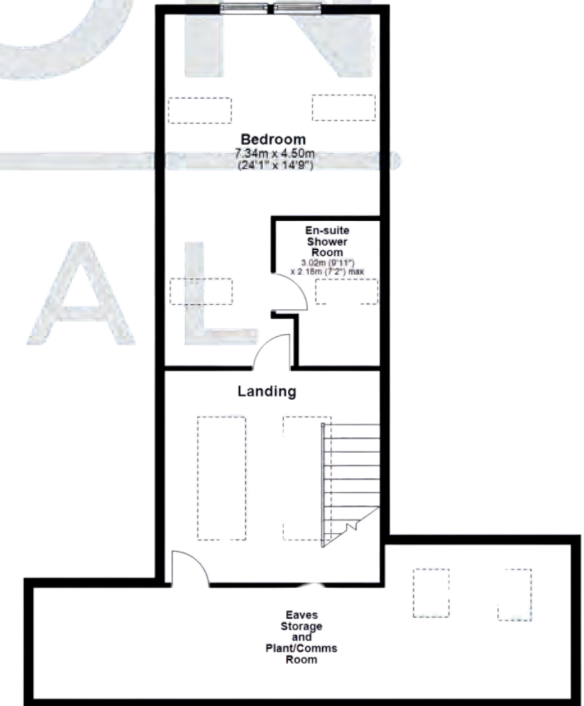


First Floor
Approx: 215.3 sq. metres (2317.1 sq. feet)
(excluding Balcony)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor
Approx: 86.7 sq. metres (932.7 sq. feet)



Total area: approx. 572.2 sq. metres (6159.5 sq. feet)

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