

# BRUNTON

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RESIDENTIAL



**RUNNYMEDE ROAD, DARRAS HALL, NE20**

Offers Over £1,300,000

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Imposing & Characterful Stone-Built Mansion Residence Boasting Close to 4,700 Sq ft of Internal Living Space & Occupying an Exceptional Plot of Approximately 0.57 Acres, with Four Generous Bedrooms, Substantial Multi-Car Driveway, Integral Garage, Lower Ground Floor Living Space & Extensive Private Lawned Gardens.

This truly remarkable and imposing stone-built mansion residence is ideally positioned on the highly prestigious Runnymede Road, Darras Hall. Runnymede Road is widely regarded as one of the finest residential streets in the north east of England, perfectly situated just a short walk from the shops, cafes and restaurants of Ponteland Village and outstanding local schooling.

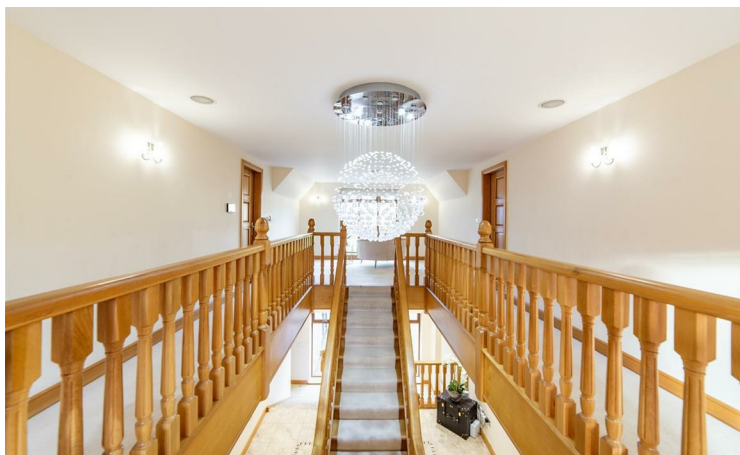
Set behind secure electronic entrance gates, the property is also placed just 9 miles to the west of Newcastle City Centre, with its extensive shopping, cultural activities and vibrant nightlife. A selection of independent schooling can be found only a short drive away, as is Newcastle International Airport, providing excellent links throughout the UK and Europe.

Commanding immediate attention with its impressive stone-built façade, Number 22 is a home of genuine distinction and character that is rarely offered to the market. The property sits within an exceptional and extensive plot of approximately 0.57 acres, with beautifully maintained gardens that afford a rare and enviable degree of privacy and space which provides a truly superb setting for modern family life.

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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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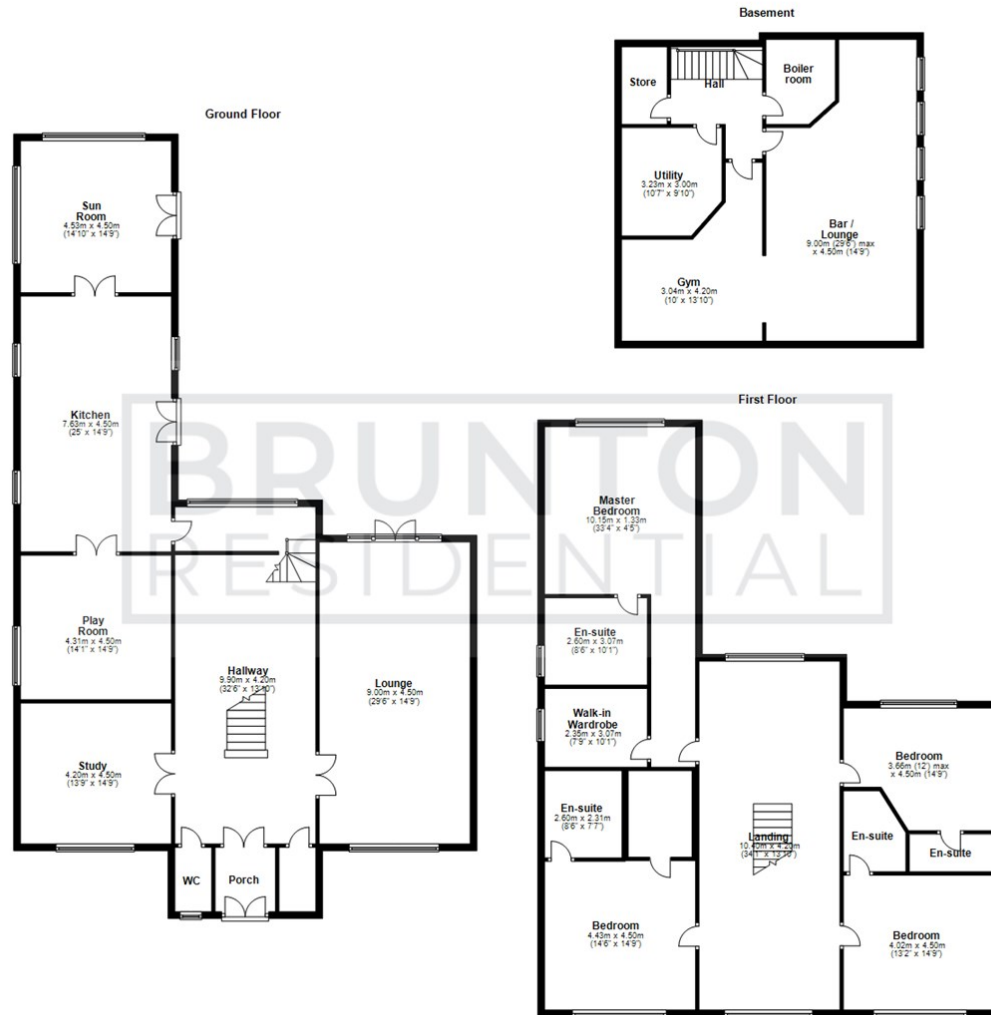
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TENURE : Freehold

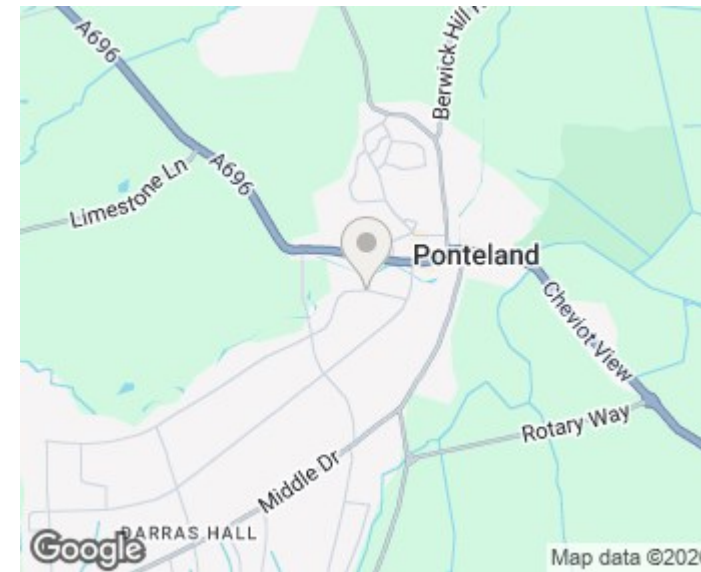
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C



All measurements are approximate and are for illustration only.   
 Plans produced using Planific.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	