



rare! From Sanderson Young



91 Darras Road
Darras Hall



Guide Price £2,650,000

91 Darras Road represents one of the most exceptional, modern and luxury mansion houses available within the exclusive Darras Hall estate, located on a site of just under 1.2 acres with mature boundaries and beautifully landscaped grounds complementing the property superbly.

The property has a superb entrance and long driveway, secured through electrically operated gates and linking up to the open courtyard and parking area for many cars, as well as a magnificent four car garage. Internally, 91 Darras Road extends to just over 6300 sq.ft. of accommodation and has an impressive front façade with a twin turreted wing to either side of the principal reception hall, which provides a fabulous focal point to this stunning house.

The ground floor leads from the magnificent hall to an entertaining and games reception room, as well as the rear drawing room and sitting room overlooking the private grounds. There is also a fabulous principal kitchen/breakfast room which is superbly proportioned with great views and aspect.

The property has the benefit of four bedroom suites, all with their own ensuite dressings rooms and luxurious bath and shower rooms; the first floor also has a useful study. The second floor provides a private apartment with its own guest bedroom suite with kitchen, ensuite shower and large storeroom, and is ideal for independent relatives or visiting guests. 91 Darras Road is an exceptional house, with tremendous views overlooking its gardens and grounds, and demands a commanding position within the estate with its fabulous driveway and approach from the road.

To the front of the site, the double plot was developed with a separate house at 89 Darras Road which is also available for sale independently. Flexibility is there for prospective buyers who may wish to consider purchasing two properties within the one location and is therefore ideal for multi generational living.

The accommodation comprises: Entrance hallway with dual hardwood folding doors and marble tiling with a well appointed cloakroom, bespoke entertainment bar, second guest WC and two utility cupboards | Full length entertainment/games room with windows overlooking the rear garden and French doors through to the dining room | The dining room is located at the rear with feature gas fireplace | Impressive kitchen/breakfast room with a range of integrated appliances, bespoke wooden units, marble worktops, sub-zero refrigeration units and Wolf Range Cooker The central sweeping staircase leads up to a galleried landing with French doors onto a stone pillared balcony | Master bedroom suite with bespoke fitted units and an ensuite bathroom with a large walk in shower, 'His & Hers' basins and circular Jacuzzi bath | Two further bedrooms with bespoke fitted wardrobes, dressing areas and ensuite shower rooms | First floor laundry room | Study

Stairs lead up to the second floor apartment, where there is a further reception room with kitchenette, double bedroom, bathroom with three piece suite, and store cupboard leading to the eaves storage, currently used as a plant room with vented heating system.

Externally, the property offers a substantial garden plot with extensive lawned gardens, mature planted borders, shrubs and fenced boundaries. There are also paved patio seating areas with BBQ, ideal for entertaining. The front of the property is accessed via wrought iron gates, with secure entry phone system, leading down a long block paved driveway which gives the sensation of entering a park. The driveway leads to parking for multiple vehicles and a turning circle, as well as a large detached quadruple garage, with electric up and over doors, housing the boiler; above the garage there is a substantial office/storage space, measuring 33ft, with three Velux windows.

The property offers underfloor heating throughout, as well as feature lighting and bespoke, high quality features.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: C







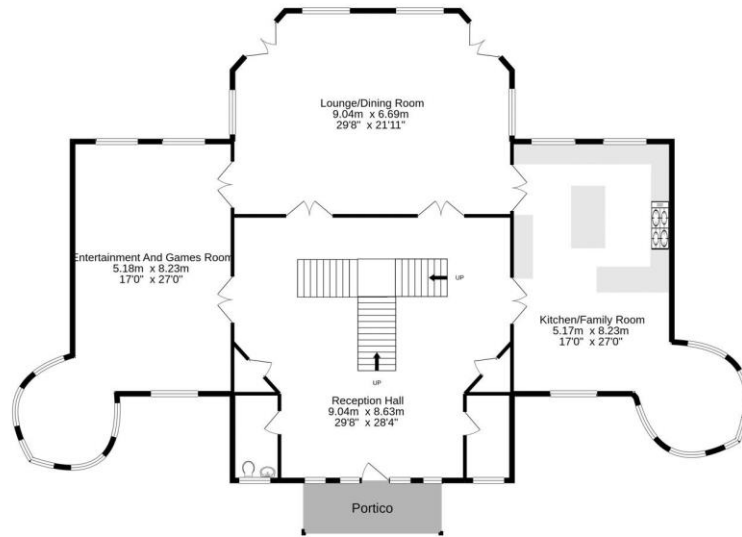




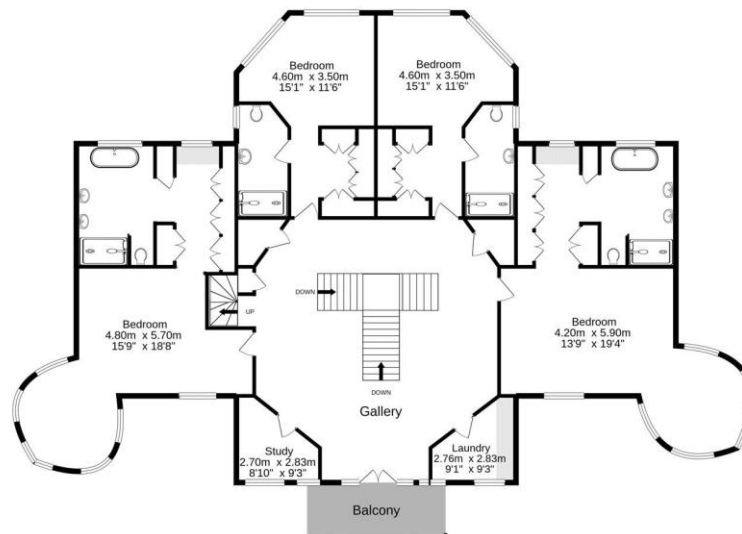




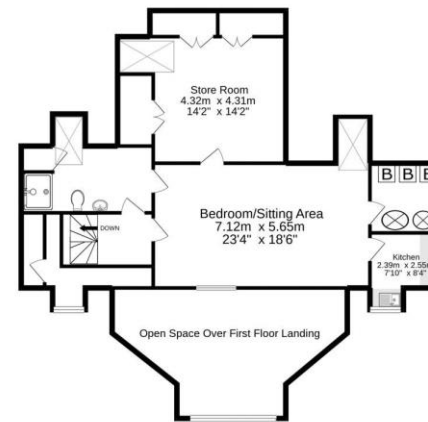
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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