



rare! From Sanderson Young



80 Western Way
Darras Hall



A magnificent, seven bedroom detached family home, originally built in 2011, with impressive accommodation extending to over 7500sq ft over three floors, private gardens, electric gated driveway, integral double garage and covered car port area. Since their purchase in 2017, the current owners have redesigned and refurbished the whole of the ground floor, creating an impressive family kitchen at the front of the house, and versatile reception rooms to the rear, opening to a superb, newly constructed (2020) open outside entertaining area, with roof lights and LED lighting. The architect designed house has many design and technology features including; underfloor heating to the ground and first floor, CAT 5 cabling, independent integral sound system in reception rooms and bedrooms, Cinema room to the second floor, and stunning wood and glass balustrade staircase to the first and second floors.

Reception hallway with fabulous bespoke staircase and double doors opening to the dining room | Cloakroom/wc | Formal sitting room | Generous Orangery with large glass atrium roof and doors opening to the garden | Dining room | Living room, leading from the family kitchen/breakfast room, and French doors to the outside entertaining area | Contemporary kitchen with a large central island with breakfast bar, integrated appliances and feature fireplace | Utility room | First floor galleried landing | Luxury master bedroom with dressing area with a range fitted wardrobes | Master ensuite with spa bath, walk in shower, and twin basins | Guest double bedroom with a range of fitted wardrobes to one wall | Ensuite shower room/wc | Three further double bedrooms, once currently used as a Prayer room , all with superb ensuite facilities | Second floor | Cinema room, offering great versatility as fifth reception room | Two further double bedrooms | Shower room/wc |

The house has an integral double garage with electric doors and is approached via an attractive pillared entrance with electrically operated gates opening to a generous driveway and covered car port with parking for several cars. The gardens are lawned with a lovely west facing rear aspect, and from the house is a newly constructed covered entertaining area, ideal for families.





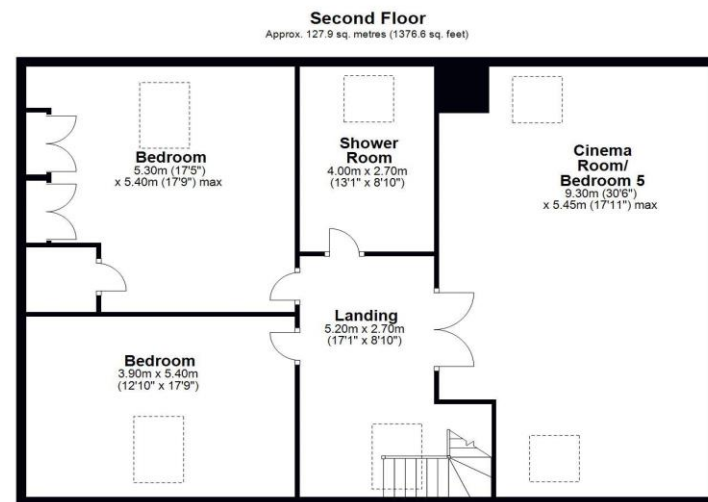
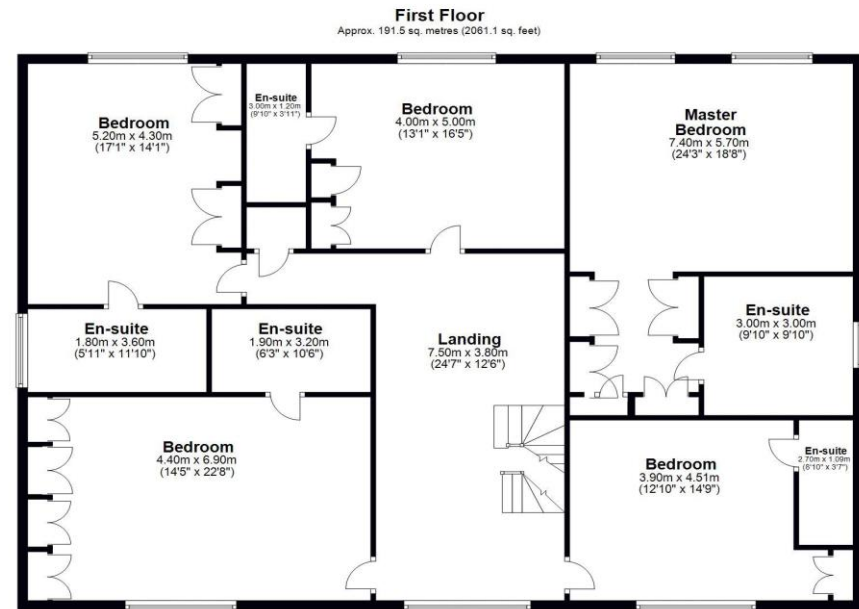
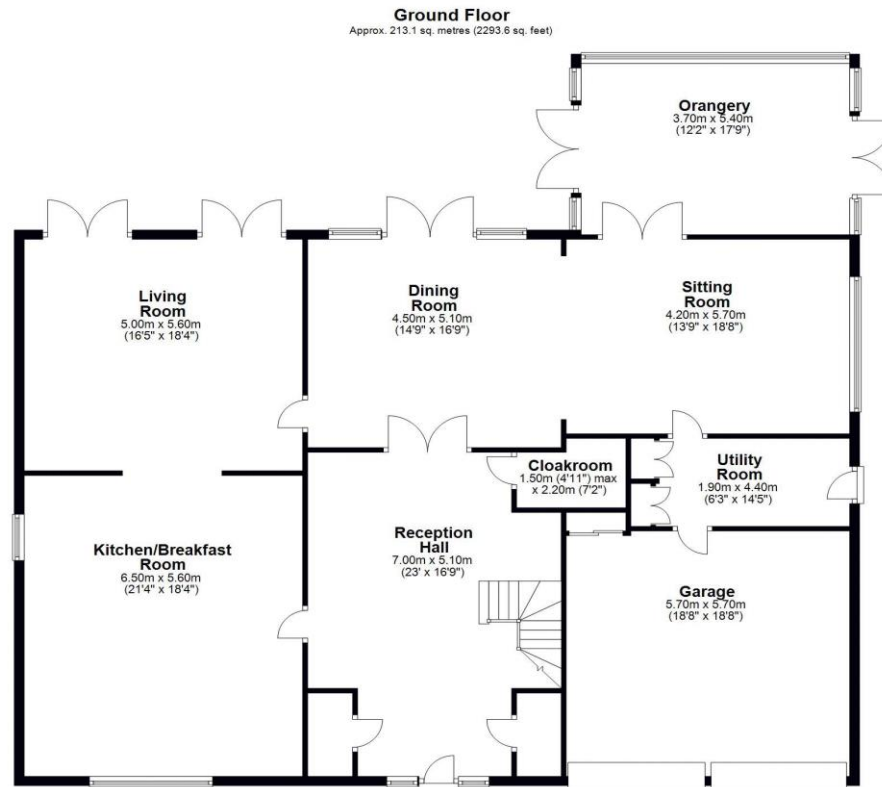












Total area: approx. 532.5 sq. metres (5731.2 sq. feet)
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