



## listing



### Agent Info

Name:	Tony Dobbins
Company	Anthony Jones
Name:	Properties
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1325) 776-424
Languages:	English
Website:	<a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 1,540,926.51

### Location

Country:	United Kingdom
Posted:	Jun 23, 2025

### Description:

Situated discreetly in one of Darlington's most sought-after private addresses, The Woodlands offers an exceptional living environment for those who value quality, natural light, and the reassurance of timeless architecture. Built by award winning developer Bussey and Armstrong, this detached residence sits on a very generous plot, overlooking a meadow and surrounded by mature gardens.

The approach is especially impressive. A sweeping driveway framed by manicured hedging and lawn, leads you through the electric gates to the triple garage, giving a sense of arrival befitting to the home's stature. Inside, an elegant entrance hall with solid oak flooring sets the tone. Flowing into a series of beautifully proportioned reception spaces, each with solid oak doors and high ceilings, the open plan family area gives views to the extensive generous gardens.

At the heart of the house lies a remarkable kitchen, dining and family space, extended and remodelled in 2021 to exceptional standards. With quartz work surfaces, integrated appliances, and a striking roof lantern overhead, it is a space that feels as good in the early morning light as it does during a convivial evening gathering. Bi-fold doors connect seamlessly to the garden, allowing the rhythm of indoor and outdoor life to flow effortlessly during the warmer months.

Beyond this, the home offers flexibility and scale; a very large formal lounge with gas fireplace and dual aspect windows, a separate reception room ideal for entertaining, a study fitted with bespoke cabinetry,



and a well-equipped utility room discreetly positioned for practicality. Upstairs, five double bedrooms are arranged around a wide, light-filled landing. The principal suite features built-in wardrobes and a traditionally styled en-suite bathroom, with a further bedroom also benefitting from a private en-suite.

The landscaped rear garden faces south-west, catching the sun from early morning to the evening. It is private, well-screened, and thoughtfully designed, with mature trees creating a natural backdrop and a generous terrace providing the perfect vantage point from which to enjoy it. Whether for summer dining, a glass of wine at the end of the day, or simply a quiet moment of reflection, this is a garden made for living.

The Woodlands is more than a location; it is a community of distinction. Just a short distance from the independent shops and cafés of the West End, and close to excellent schools including Carmel and Queen Elizabeth Sixth Form Colleges and close to Yarm and Barnard Castle school pick-up points. This is a setting that balances convenience with calm. Darlington's mainline railway station, with direct services to London and Edinburgh, is within a 5 minute drive, as is the A1(M), offering swift access across the region.

For discerning buyers seeking a home of genuine quality and style, where every detail has been carefully considered and lovingly maintained, The Woodlands is a rare opportunity. It invites inspection from those who recognise the value of peace, privacy and enduring design.

Call NOW to view.

## Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	366 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS1975

