

Cleasby Lane, Stapleton, Darlington, DL2 2QG
Offers in the region of £800,000

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Council Tax Band: G

An exceptional example of modern family living, Garden House is a stunning five-bedroom, five-bath/shower room, detached home, completed in 2022 to an exacting standard. Spanning an impressive circa 4500 sq ft of accommodation and occupying a generous plot, this is a property designed for those seeking space, style, and effortless luxury. Set within the picturesque village of Stapleton, it offers the perfect balance of tranquillity and connectivity, making it an ideal choice for families, and aspirational buyers.

The property makes a striking first impression, with its sweeping driveway and detached double garage providing both security and convenience. The West-facing rear garden ensures that outdoor spaces are bathed in evening sunlight, creating a perfect setting for entertaining, dining, or simply unwinding in the privacy of your outdoor retreat.

Stepping inside, the grand entrance hall immediately conveys the scale and quality of this home. High ceilings, flawless finishes, and an abundance of natural light set the tone for the expansive living spaces beyond. The kitchen, dining, and family area is a triumph of contemporary design-sleek, sophisticated, and superbly functional. Premium integrated appliances, generous work surfaces, and a striking central island make this a space designed for both everyday family life and stylish entertaining. Bi-fold doors open directly onto the garden, ensuring a seamless transition between indoors and out, perfect for those who love to host or simply enjoy the beauty of their surroundings.

The ground floor continues to impress, with a formal lounge and separate dining room, currently used as a gymnasium, offering versatile spaces for both relaxation and social occasions. Underfloor heating ensures year-round comfort, while a dedicated utility room and ground floor bathroom enhance the home's practicality.

Ascending to the first floor, five beautifully appointed bedrooms provide the perfect combination of space and privacy. The principal suite is a luxurious retreat, complete with a dressing area and a stunning en-suite featuring a freestanding bath, walk-in shower, and twin vanity units. Each of the remaining

bedrooms benefits from access to an en-suite, ensuring a level of comfort rarely found in family homes of this calibre. Whether used for family, guests, or home office space, every room has been designed with versatility in mind.

The rear garden offers a large patio providing a natural extension of the home's entertaining space, while the expansive lawn offers plenty of room for children to play or for those who enjoy outdoor living. The west-facing orientation ensures that the garden captures the best of the afternoon and evening sun, making it an idyllic spot to relax at the end of the day.

Stapleton is a highly sought-after village, offering a lifestyle that blends rural charm with modern convenience. Just a short drive from Darlington, residents benefit from access to excellent schools, boutique shopping, fine dining, and cultural attractions. The property is also ideally located for commuters, with Darlington's Railway station, Teesside International Airport, and the A1(M) & A66 providing seamless links to key destinations across the North East and beyond.

Garden House is more than just a home, it is an opportunity to experience the very best in modern family living. With its impressive scale, exquisite finishes, and a setting that offers both privacy and connectivity, this is a residence that delivers on every level. A rare and remarkable property, ready to be enjoyed.

Please note:
Council tax Band - G
Tenure - Freehold

Important: Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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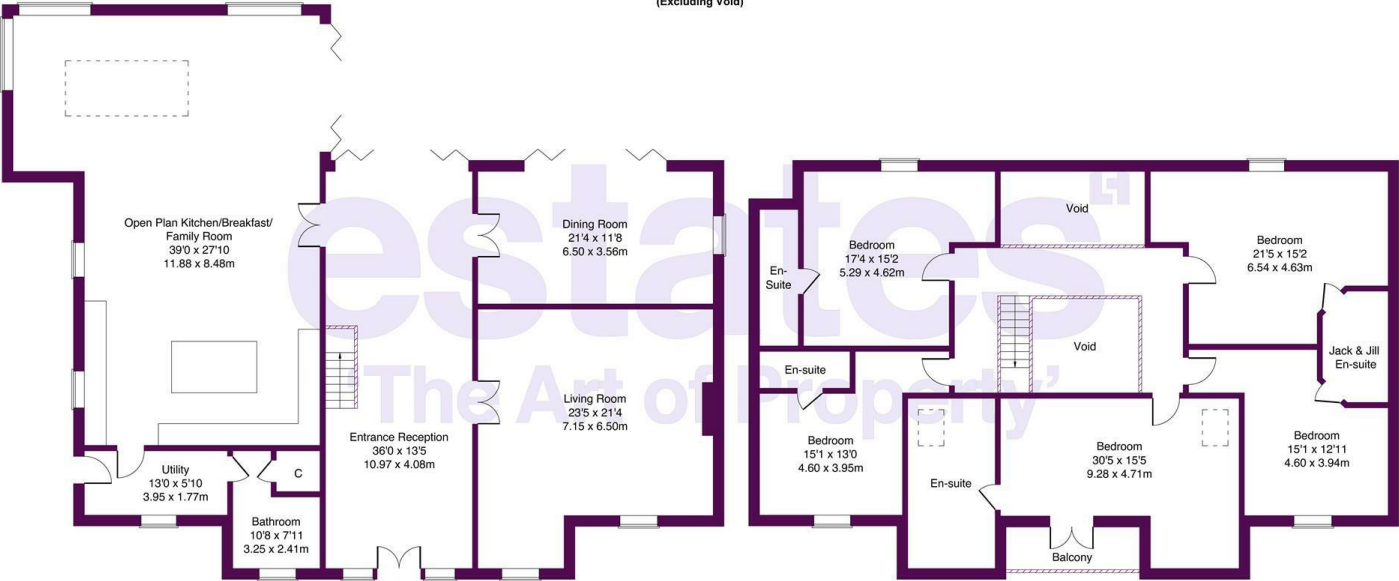
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Garden House, Cleasby Lane, Stapleton, DL2 2QG
Approximate Gross Internal Area: (4500 sq ft - 418 sq m.)
(Excluding Void)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC