



# HADDON CHASE

42 Merrybent, Darlington, County Durham



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# HADDON CHASE

42 MERRYBENT, DARLINGTON, COUNTY DURHAM, DL2 2LE

HADDON CHASE IS A SUBSTANTIAL DETACHED PROPERTY EXUDING ELEGANCE AND SOPHISTICATION. BOASTING GENEROUS LIVING ACCOMMODATION, LARGE KITCHEN/BREAKFAST ROOM, STUDY/BEDROOM FIVE, FOUR BEDROOMS INCLUDING A MASTER BEDROOM SUITE, SECOND BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS AND HOUSE BATHROOM SET WITHIN BEAUTIFUL SOUTH FACING GARDEN OF APPROXIMATELY ONE ACRE WITH STUNNING POND AND COUNTRYSIDE VIEWS

## Accommodation

Entrance hall • Kitchen/Breakfast Room • Utility Room • Games Room  
Dining Area • Garden Room • Living Room • Downstairs WC • Study/Bedroom  
Five • Landing with alcove • Master bedroom suite with walk-in wardrobe  
Guest bedroom with en-suite • Two further bedrooms • Family bathroom

## External

In and out entrance gates • Driveway • Large Garage • EV charging point  
Timber built store • Patio area • Extensive lawned garden  
Mature shrubs and trees • Large pond • Rolling views



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## Location

Haddon Chase lies within the popular Merrybent area of Darlington, which is a short drive from Darlington town centre offering a comprehensive range of recreational and shopping facilities and amenities. Also being well placed for the market towns of Yarm and Barnard Castle. Merrybent is ideal for the commuter as it is a short drive to the A1(M) bringing the major centre of County Durham and Teesside within relatively easy travelling distance.

## The Property

Haddon Chase is a unique detached property offering approximately 4,500 sq ft of accommodation situated in the sought after location of Merrybent, on the outskirts of Darlington. On entering the property, the impressive double height entrance hall provides access to the ground floor living accommodation. The three large reception rooms include a living room, dining area/garden room, games room and additional separate study/bedroom five. The large kitchen/breakfast room offers further dining space and features a recessed aga, integrated dishwasher, modern country units with oak worktops and separate utility room and internal access, across a hallway, to the garage. On the first floor, the impressive master bedroom suite includes a walk-in wardrobe and large ensuite showcasing a separate shower cubicle and freestanding clawfoot bath. The second bedroom also provides an ensuite with separate shower cubicle and bath. There are two further bedrooms on the first floor along with a house bathroom.

## Externally

Accessed via wrought iron gates, the in and out drive provides a grand entrance to the property and offers off street parking for several vehicles and a garage. There is also an EV charging point situated at the front of the garage.

Set in just under one acre of land, the stunning south facing rear garden is one of the real highlights of this property offering far reaching countryside views. A substantial patio leads onto the garden which showcases mature lawns and planting, many



established trees and shrubs and a large peaceful pond.

A separate timber-built outbuilding has light and power and is currently being used as a home gym with additional storage area.

The beautiful garden really is a place to relax, entertain and enjoy everything this unique property has to offer.

#### Tenure

The property is offered freehold with vacant possession upon completion.

#### Council Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

#### Services

Mains electricity, drainage and water connected. Oil fired central heating.

#### Wayleaves, Easements & Rights of Way

Haddon Chase is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

#### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

#### Viewings

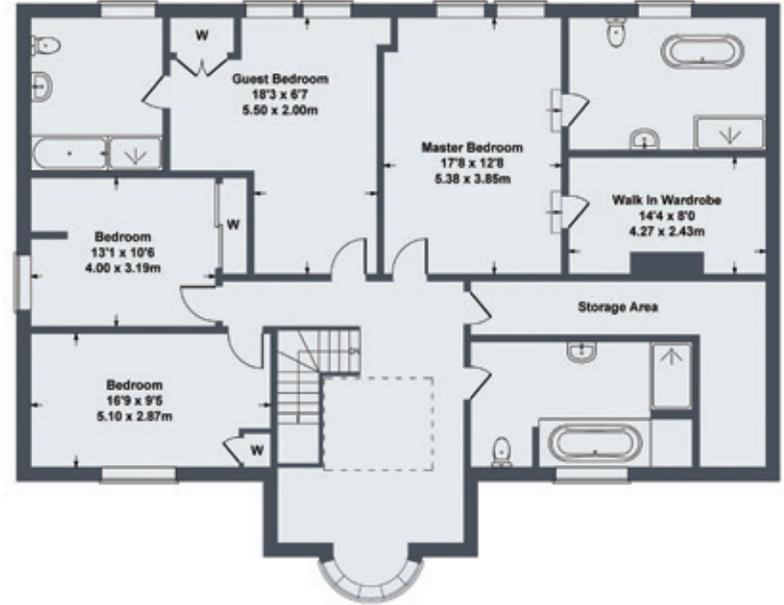
Strictly by appointment via GSC Grays.





# Haddon Chase, 42 Merrybent, Darlington DL2 2LE

Approximate Gross Internal Area  
4435 sq ft - 412 sq m



GROUND FLOOR

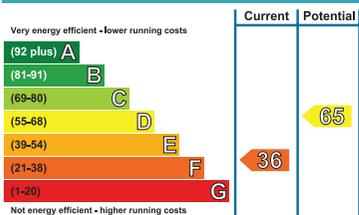
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

## Energy Efficiency Rating



## DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2025

Photographs taken: April 2025