

LOCATION



## Wynyard Woods

WYNYARD

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ROBERTSON  
HOMES



# A beautiful new development of 143 luxury four, five and six bedroom homes.

Wynyard Woods is located on the western edge of the desirable Wynyard Estate, five miles north of Stockton-on-Tees and Middlesbrough, and just a short walking distance to Wynyard village centre.

Wynyard Estate is one of the most sought after addresses in the North East of England, set within 885 acres of woodland and within the magnificent grounds of Wynyard Hall.

The village of Wynyard benefits from local amenities for everyday essentials with a range of shops, bars and restaurants. Close by you'll find a choice of leisure amenities including Wynyard Golf Club which also features a country club and restaurant, Atom Health and Fitness Club, Norton Cricket Club and Norton Squash Club.



## A unique development of 143 homes IN ONE OF THE MOST SOUGHT

Just two miles from Wynyard Woods is Wynyard Woodland Park, a hidden gem with a woodland trail for walks and bike rides with all the family. Teesside Retail Park, one of the largest outdoor shopping centres in the UK, is a short drive from the development and has a wide variety of shops and restaurants as well as a cinema complex and bowling alley.

Enjoy the best of both worlds at Wynyard Woods - a peaceful countryside setting with excellent transport links close by for commuting via the A1(M) and A19 motorways to the north and south. The development is also well served by a great mix of local primary and secondary schools, many of which are rated outstanding by OFSTED.



Set in beautiful parkland with a compact village centre



Great transport links and close to the A19 and A1(M) with easy access to Middlesbrough, Durham and Newcastle



Excellent primary and secondary schools nearby



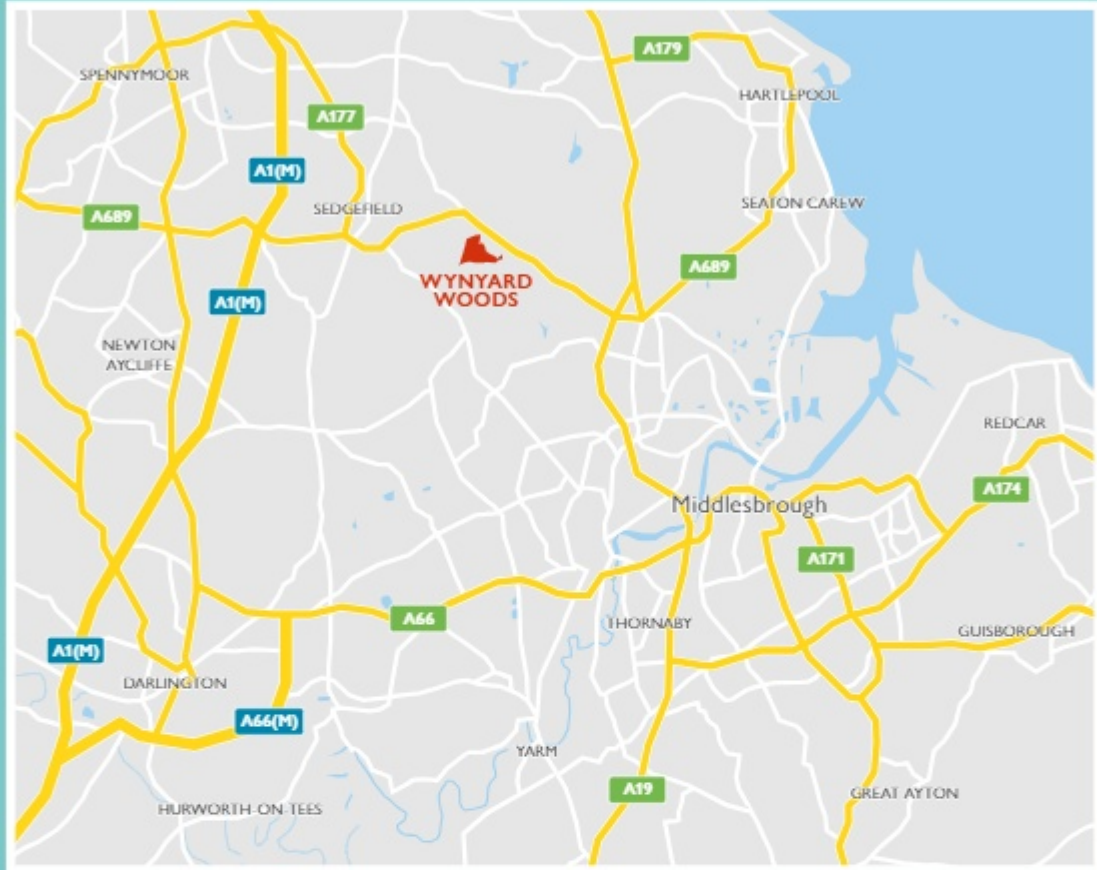
Only a short drive from the coast



T AFTER AND ATTRACTIVE NEIGHBOURHOODS IN THE NORTH-EAST OF ENGLAND



## AREA LOCATION



WYNYARD WOODS, STONEYWOOD DRIVE, WYNYARD, TS22 5UP



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REGIONAL OFFICE  
LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,  
GATESHEAD NE8 3AE

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DEVELOPMENT



## Wynyard Woods

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# A superb development - WITH A SELECTION OF 143 HOMES DESIGNED TO COMPLIMENT TODAY'S MODERN LIVING

## Wynyard Woods Development Layout



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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More SPACE, More LIGHT, More COMFORT.



Our homes come with superior specification included as standard, but we know you may want to make some changes to make your home special to you, that's why we've developed a wide range of finishing touches for you to choose from.



Setting Standards. Protecting Homeowners.

Our attention  
to detail extends to  
every finish, fitting and  
appliance

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Robertson Homes have been building fine family homes for over fifty years, and over that half century we've gained a wealth of experience.

Today we continue to insist on old-fashioned quality and craftsmanship while designing and building thoroughly modern homes. That care and attention to detail extends to the exceptional specification that comes as standard with your new Robertson home. We offer a huge choice of finishes so you can create a unique space that reflects your taste and personality. Our suppliers include some of the world's most desirable and trusted brands.



## Homes WITHOUT COMPROMISE



AEG and Zanussi  
appliances



Laufen Sanitaryware, Hansgrohe  
Taps, Hammonds Wardrobe



Stylish fitted kitchens by  
Symphony



Designer tiles from  
Porcelanosa



Personalise your home  
with a range of colours  
and finishes







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# EVERETT GARDEN ROOM 4 BEDROOM HOME



## Wynyard Woods

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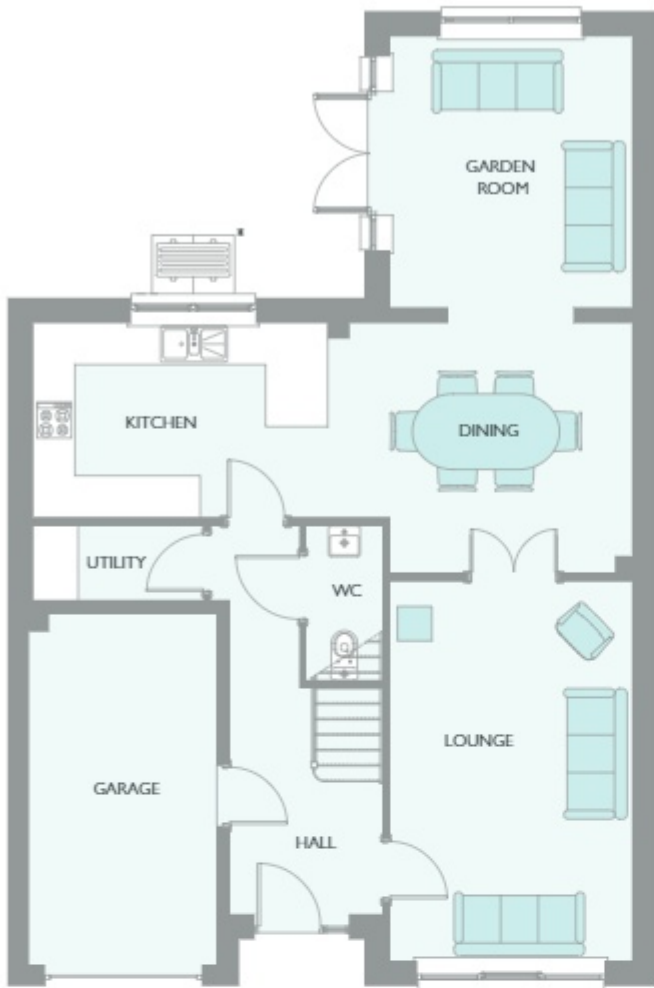
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HOMES



# EVERETT GARDEN ROOM 4 BEDROOM HOME

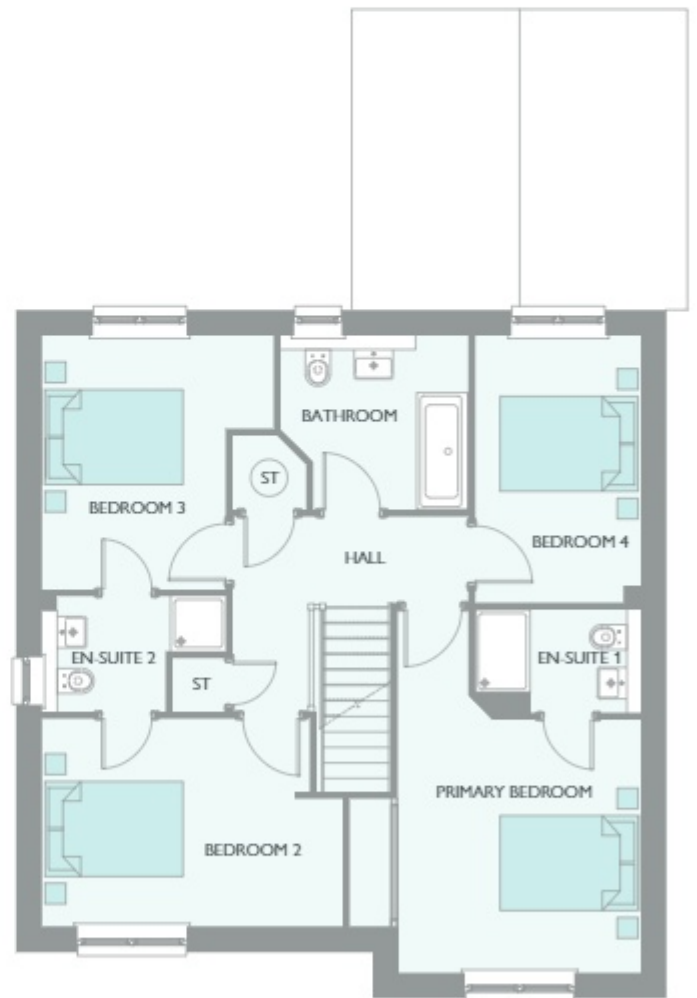


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5498 x 3513	18' 0" x 11' 6"
KITCHEN	4270 x 2812	14' 0" x 9' 3"
DINING	4418 x 3618	14' 6" x 11' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2466 x 1069	8' 1" x 3' 6"
WC	2234 x 1100	7' 4" x 3' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5269 x 4223	17' 3" x 13' 10"
EN-SUITE 1	2402 x 1494	7' 11" x 4' 11"
BEDROOM 2	4364 x 3011	14' 4" x 9' 11"
EN-SUITE 2	2668 x 1679	8' 9" x 5' 6"
BEDROOM 3	3684 x 2668	12' 1" x 8' 9"
BEDROOM 4	3880 x 2402	12' 9" x 7' 11"
BATHROOM	2720 x 2529	8' 11" x 8' 4"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. \*Air Source Heat Pump.

# GUIMARD 4 BEDROOM HOME



## Wynyard Woods

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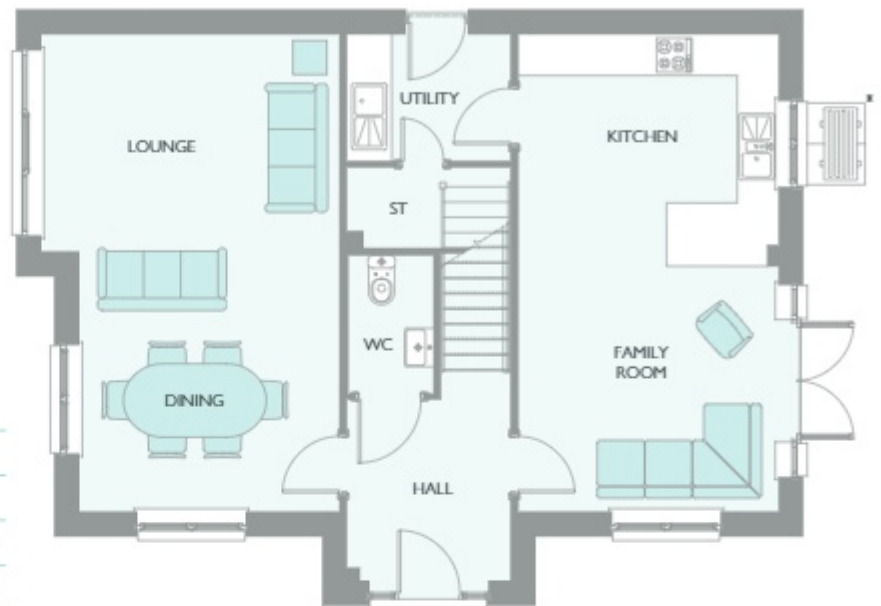




# GUIMARD 4 BEDROOM HOME

## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4375 x 3175	14' 4" x 10' 5"
KITCHEN	3813 x 3370	12' 6" x 11' 1"
FAMILY ROOM	3813 x 3630	12' 6" x 11' 11"
DINING	3825 x 3813	12' 7" x 12' 6"
UTILITY	2388 x 1852	7' 10" x 6' 1"
WC	2019 x 1238	6' 7" x 4' 1"



## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4599 x 2937	15' 1" x 9' 8"
EN-SUITE 1	2524 x 1324	8' 3" x 4' 4"
BEDROOM 2	3827 x 2759	12' 7" x 9' 1"
EN-SUITE 2	2524 x 1710	8' 3" x 5' 7"
BEDROOM 3	4036 x 2537	13' 3" x 8' 4"
BEDROOM 4	3827 x 2329	12' 7" x 7' 8"
BATHROOM	2388 x 1932	7' 10" x 6' 4"



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# HUTTON GARDEN ROOM 4 BEDROOM HOME



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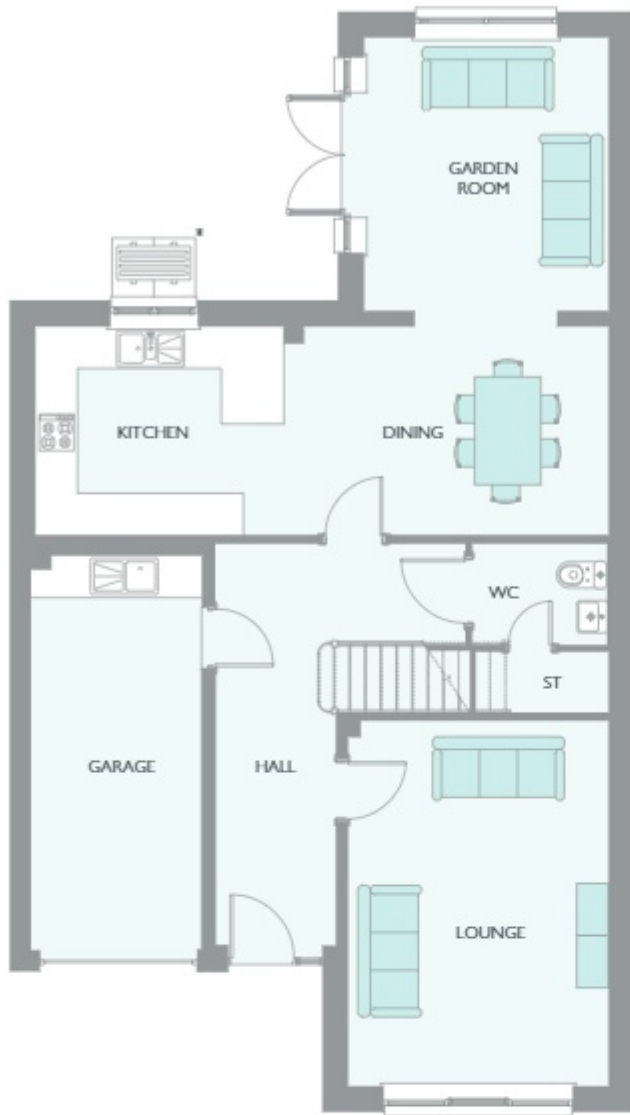
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# HUTTON GARDEN ROOM 4 BEDROOM HOME

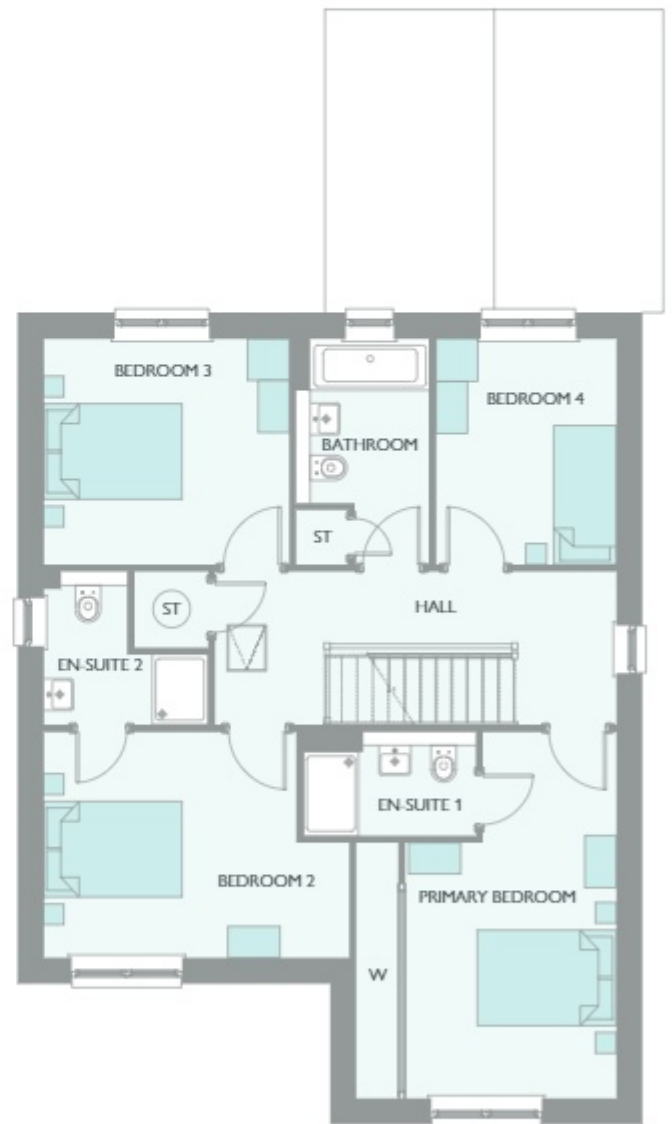


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5259 x 3738	17' 3" x 12' 3"
KITCHEN	3570 x 3000	11' 9" x 9' 10"
DINING	4668 x 3000	15' 4" x 9' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
WC	1934 x 1457	6' 4" x 4' 9"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5273 x 3738	17' 4" x 12' 3"
EN-SUITE 1	2480 x 1490	8' 2" x 4' 11"
BEDROOM 2	4399 x 3258	14' 5" x 10' 8"
EN-SUITE 2	2362 x 2202	7' 9" x 7' 3"
BEDROOM 3	3534 x 3251	11' 7" x 10' 8"
BEDROOM 4	3251 x 2591	10' 8" x 8' 6"
BATHROOM	3251 x 1911	10' 8" x 6' 3"



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# LAWRIE GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

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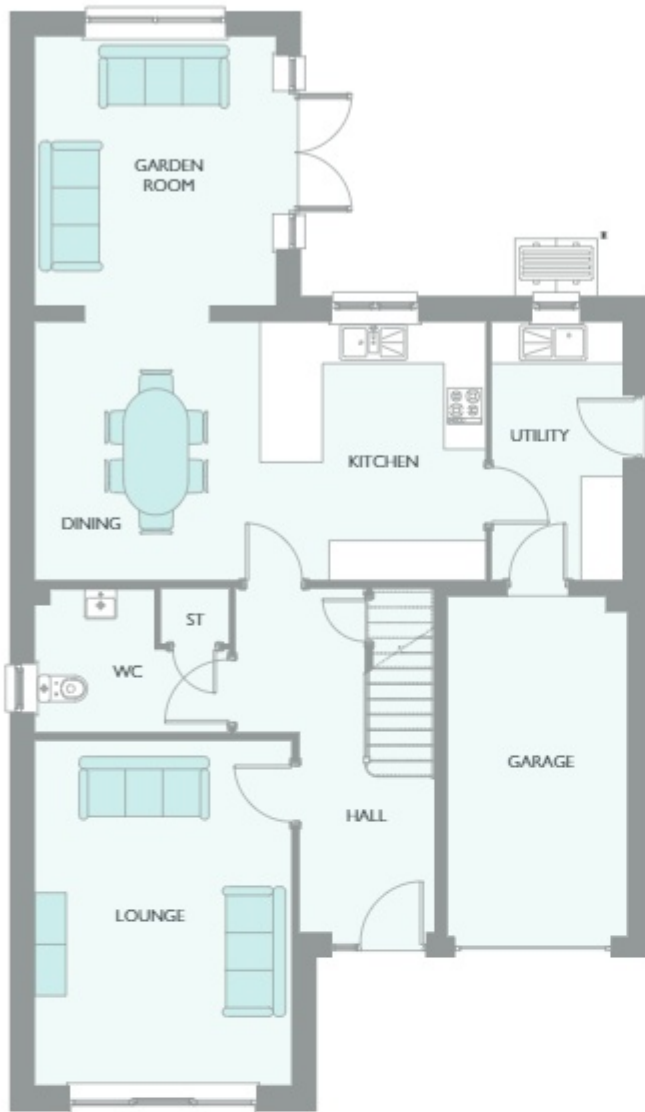
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# LAWRIE GARDEN ROOM 5 BEDROOM HOME

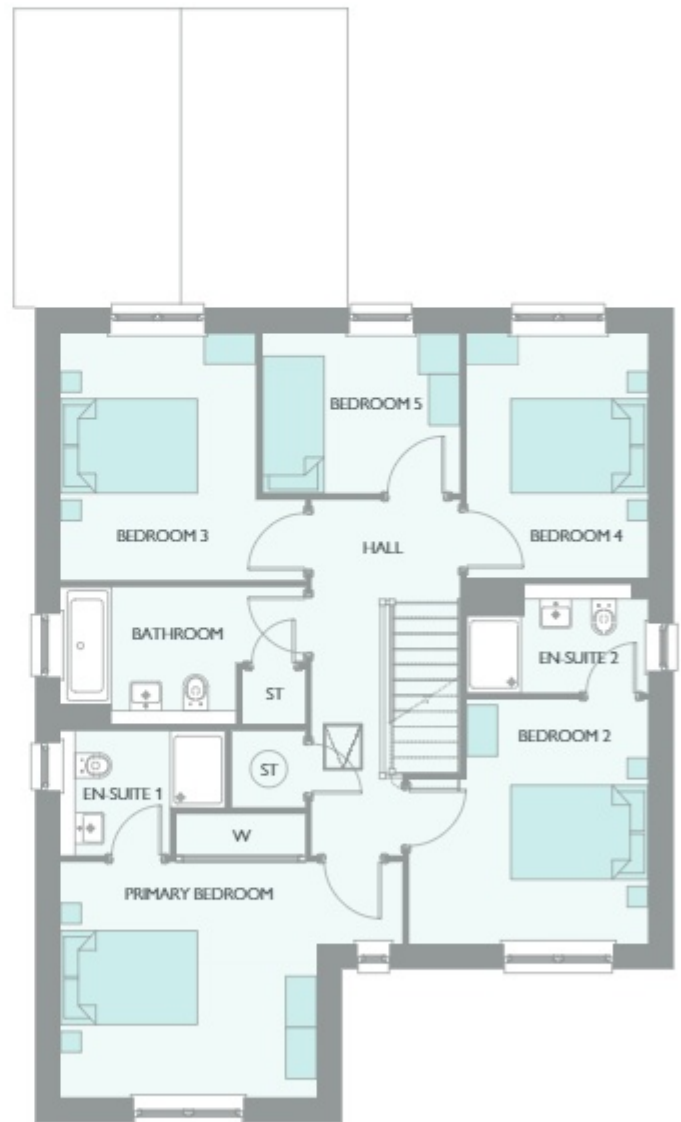


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12' 3"
KITCHEN	3764 x 3285	12' 4" x 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 x 2077	9' 3" x 6' 10"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3738 x 3438	12' 3" x 11' 3"
EN-SUITE 1	2406 x 1811	7' 11" x 5' 11"
BEDROOM 2	3561 x 3482	11' 8" x 11' 5"
EN-SUITE 2	2647 x 1579	8' 8" x 5' 2"
BEDROOM 3	3610 x 3568	11' 10" x 11' 8"
BEDROOM 4	3570 x 2647	11' 9" x 8' 8"
BEDROOM 5	2878 x 2335	9' 5" x 7' 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



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# LAWRIE GRAND 6 BEDROOM HOME



## Wynyard Woods

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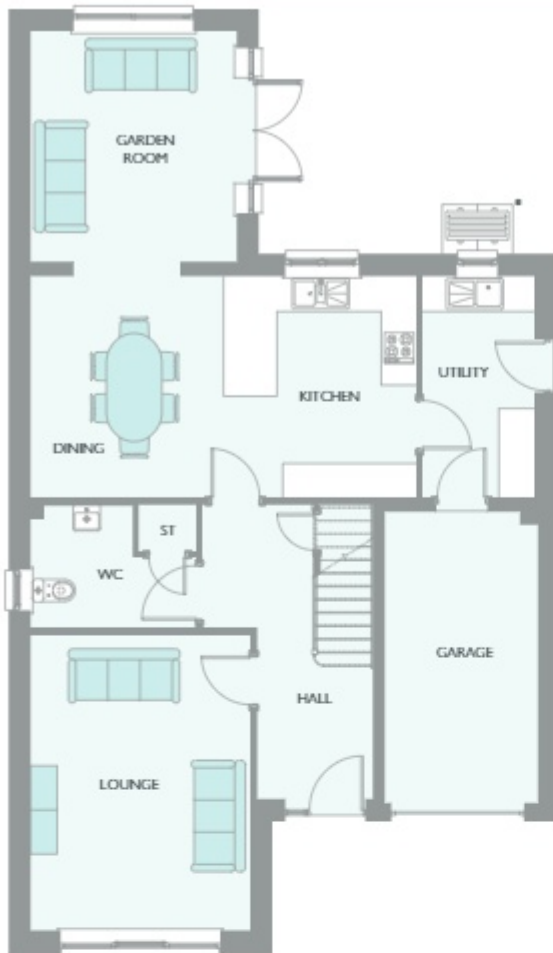
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# LAWRIE GRAND 6 BEDROOM HOME

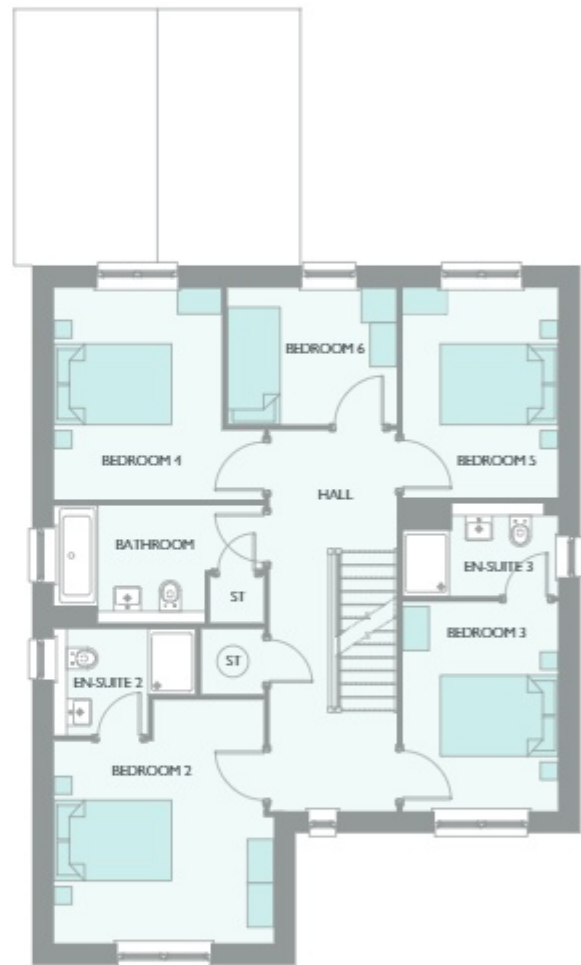


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12' 3"
KITCHEN	3764 x 3285	12' 4" x 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 x 2077	9' 3" x 6' 10"

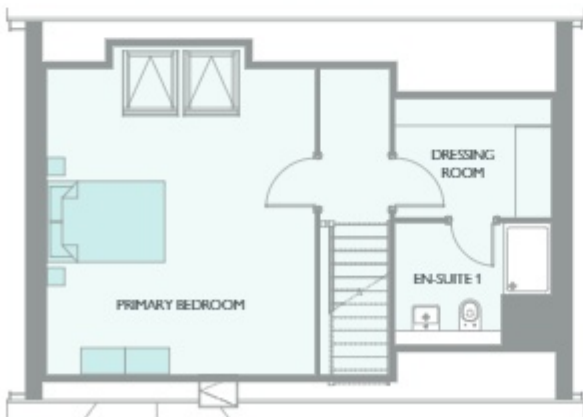
## FIRST FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	3738 x 4139	12' 3" x 13' 7"
EN-SUITE 2	2406 x 1811	7' 11" x 5' 11"
BEDROOM 3	3561 x 2647	11' 8" x 8' 8"
EN-SUITE 3	2647 x 1579	8' 8" x 5' 2"
BEDROOM 4	3610 x 3568	11' 10" x 11' 8"
BEDROOM 5	3570 x 2647	11' 9" x 8' 8"
BEDROOM 6	2878 x 2335	9' 5" x 7' 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5579 x 4556	18' 4" x 14' 11"
DRESSING ROOM	2647 x 2013	8' 8" x 6' 7"
EN-SUITE 1	2647 x 2058	8' 8" x 6' 9"



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# LEONARDO GARDEN ROOM 4 BEDROOM HOME



## Wynyard Woods

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# LEONARDO GARDEN ROOM 4 BEDROOM HOME

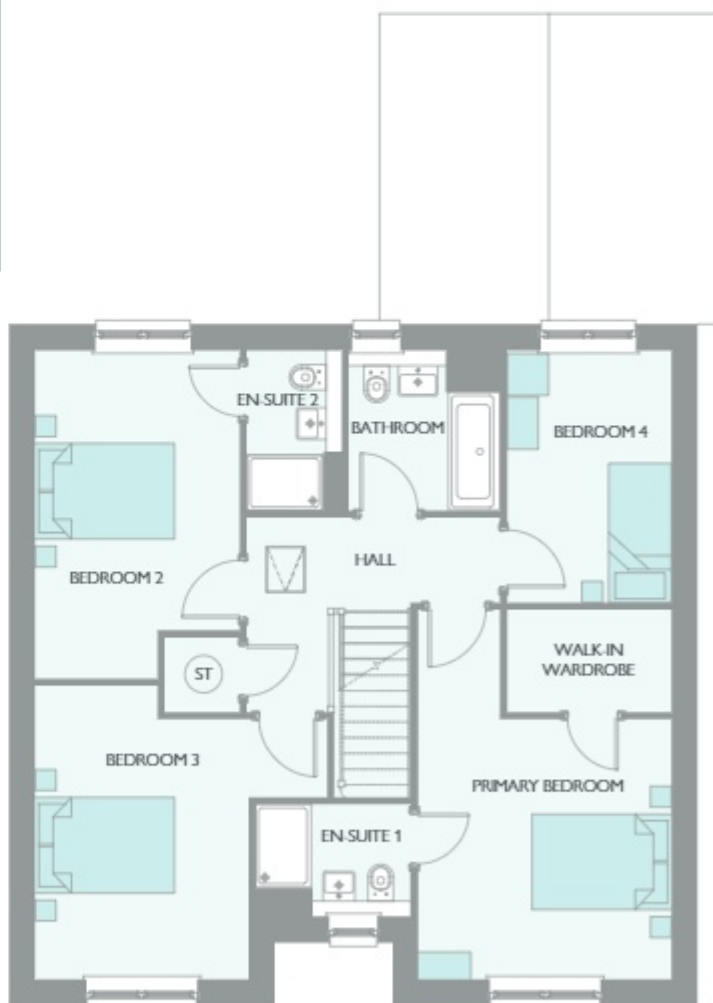


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5311 x 3636	17' 5" x 11' 11"
EN-SUITE 1	2223 x 1611	7' 4" x 5' 3"
BEDROOM 2	4721 x 2936	15' 6" x 9' 8"
EN-SUITE 2	2304 x 1364	7' 7" x 4' 6"
BEDROOM 3	4213 x 3063	13' 10" x 10' 1"
BEDROOM 4	3624 x 2361	11' 11" x 7' 9"
BATHROOM	2174 x 2304	7' 2" x 7' 7"



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# LEONARDO GRAND 5 BEDROOM HOME



## Wynyard Woods WYNYARD



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# LEONARDO GRAND 5 BEDROOM HOME

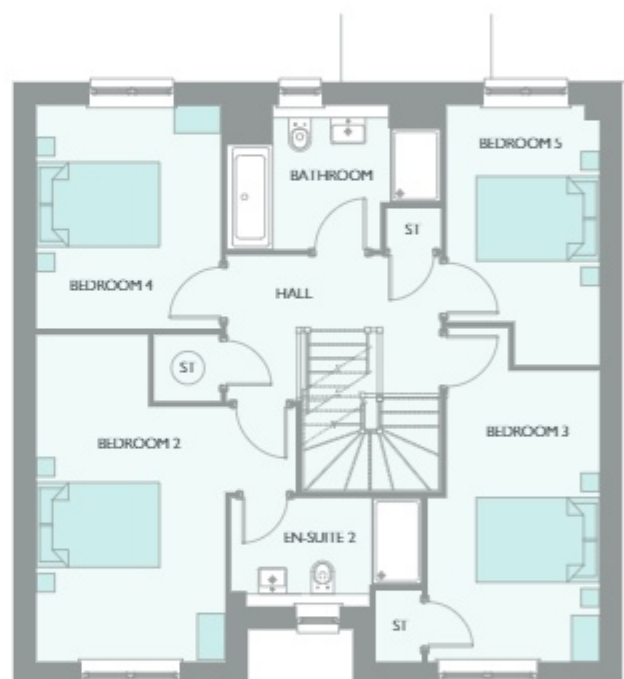


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

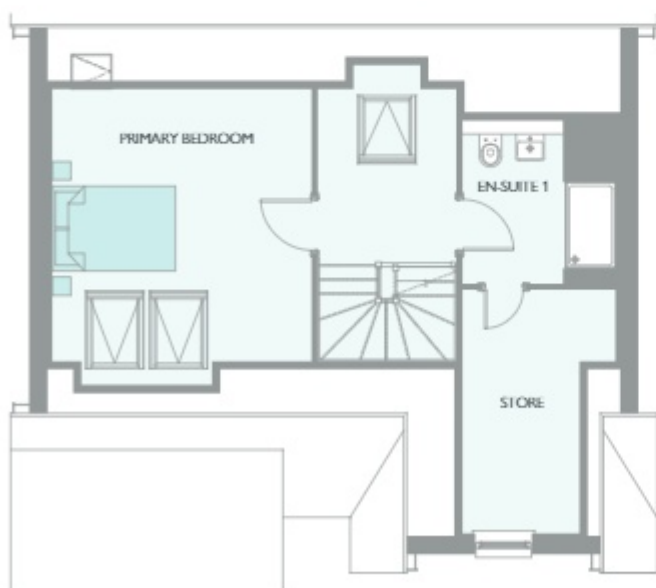
## FIRST FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	5309 x 3063	17' 5" x 10' 1"
EN-SUITE 2	3038 x 1756	10' 0" x 5' 9"
BEDROOM 3	5420 x 2785	17' 9" x 9' 2"
BEDROOM 4	3626 x 2987	11' 11" x 9' 10"
BEDROOM 5	4215 x 2479	13' 10" x 8' 2"
BATHROOM	3471 x 2304	11' 5" x 7' 7"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4423 x 4208	14' 6" x 13' 10"
STORE	3952 x 1895	13' 0" x 6' 3"
EN-SUITE 1	2653 x 2478	8' 8" x 8' 2"



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# LINTON GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

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# LINTON GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6213 x 3417	20' 5" x 11' 3"
KITCHEN	3643 x 3582	11' 11" x 11' 9"
DINING / FAMILY	3713 x 3643	12' 2" x 11' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2457 x 1709	8' 1" x 5' 7"
WC	1894 x 1270	6' 3" x 4' 2"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5888 x 3445	19' 4" x 11' 4"
EN-SUITE 1	2992 x 1553	9' 10" x 5' 1"
BEDROOM 2	3700 x 3479	12' 2" x 11' 5"
EN-SUITE 2	2475 x 1553	8' 1" x 5' 1"
BEDROOM 3	3715 x 3692	12' 2" x 12' 1"
BEDROOM 4	4077 x 2420	13' 4" x 7' 11"
BEDROOM 5	3700 x 2836	12' 2" x 9' 4"
BATHROOM	2397 x 2064	7' 10" x 6' 9"



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# MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

WYNYARD

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ROBERTSON  
HOMES



# MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



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MACKINTOSH GRAND 6 BEDROOM HOME



Wynyard Woods  
WYNYARD



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# MACKINTOSH GRAND 6 BEDROOM HOME

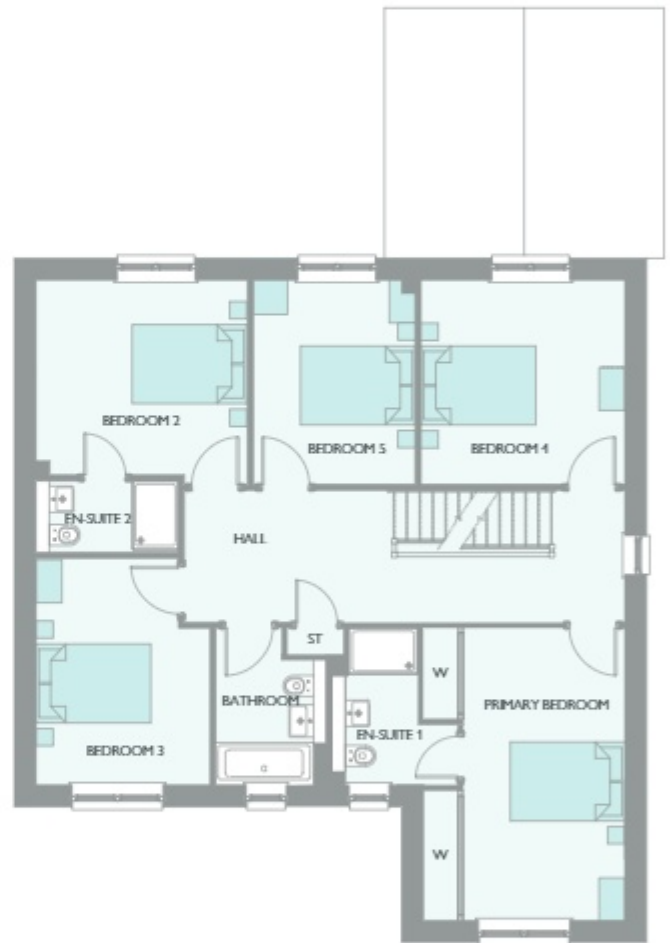


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"

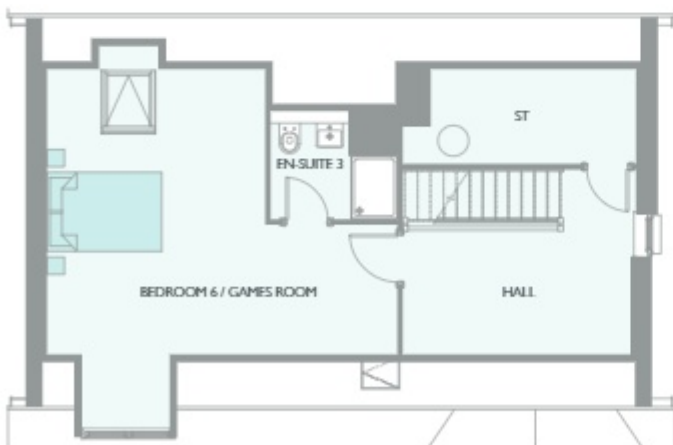
## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 6 / GAMES	6619 x 6100	21' 9" x 20' 0"
EN-SUITE 3	2200 x 1877	7' 3" x 6' 2"



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# MITCHELL GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

WYNYARD

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ROBERTSON  
HOMES



# MITCHELL GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5188 x 3963	17' 0" x 13' 0"
EN-SUITE 1	2686 x 1499	8' 10" x 4' 11"
BEDROOM 2	4338 x 3035	14' 3" x 10' 0"
EN-SUITE 2	2648 x 1324	8' 8" x 4' 4"
BEDROOM 3	4838 x 3013	15' 10" x 9' 11"
BEDROOM 4	3848 x 3486	12' 8" x 11' 5"
BEDROOM 5	3613 x 3167	11' 10" x 10' 5"
BATHROOM	2650 x 2499	8' 8" x 8' 2"



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# MITCHELL GRAND 6 BEDROOM HOME



## Wynyard Woods

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# MITCHELL GRAND 6 BEDROOM HOME

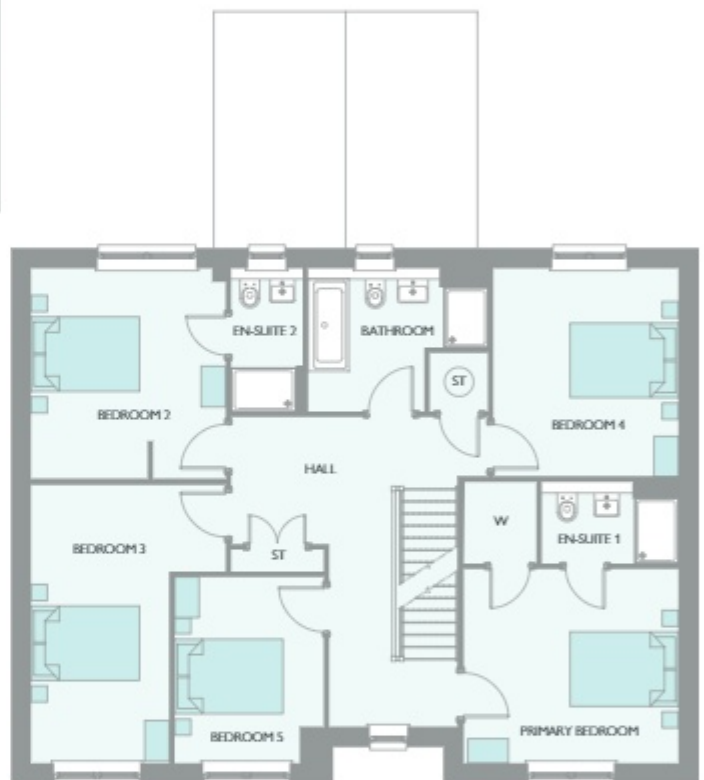


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3963 x 3588	13' 0" x 11' 9"
EN-SUITE 1	2524 x 1499	8' 3" x 4' 11"
BEDROOM 2	3886 x 3588	12' 9" x 11' 9"
EN-SUITE 2	2599 x 1324	8' 6" x 4' 4"
BEDROOM 3	5136 x 3588	16' 10" x 11' 9"
BEDROOM 4	3834 x 3418	12' 7" x 11' 3"
BEDROOM 5	3438 x 2749	11' 3" x 9' 0"
BATHROOM	3317 x 2644	10' 11" x 8' 8"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 6	6205 x 4040	20' 4" x 13' 3"
HOME CINEMA	5805 x 4052	19' 1" x 13' 4"
EN-SUITE 3	2424 x 1969	7' 11" x 6' 6"



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# MURRAY GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

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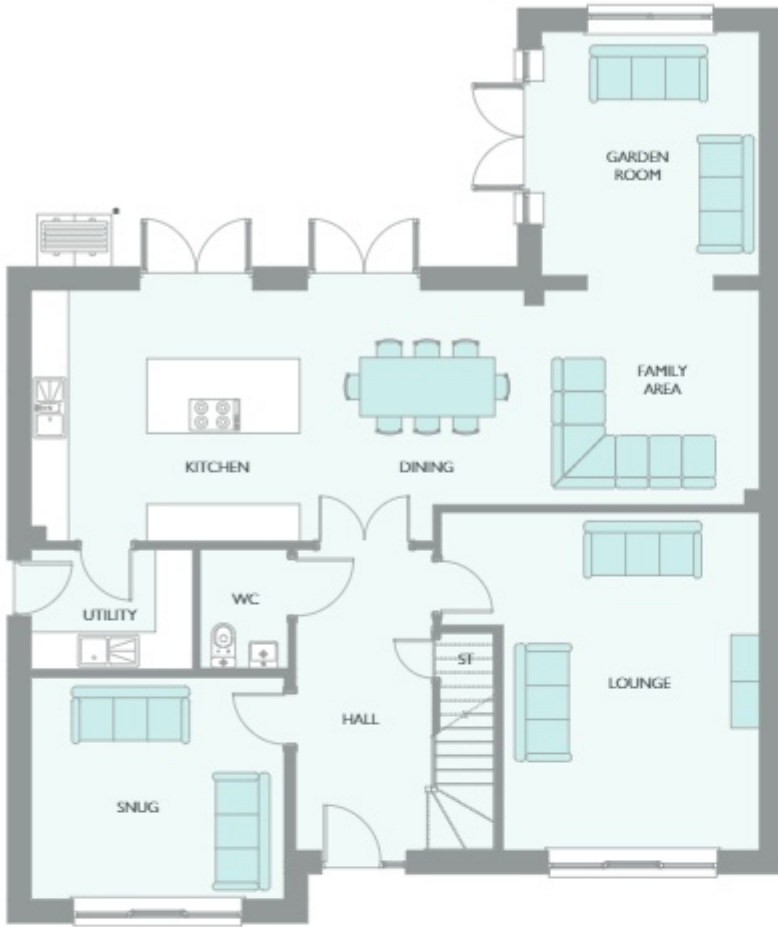
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HOMES



# MURRAY GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5444 x 5129	17' 10" x 16' 10"
KITCHEN	4612 x 4046	15' 2" x 13' 3"
DINING / FAMILY	7114 x 3456	23' 4" x 11' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2604 x 1937	8' 7" x 6' 4"
SNUG	4075 x 3581	13' 4" x 11' 9"
WC	1919 x 1416	6' 4" x 4' 8"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4001 x 4139	13' 1" x 13' 7"
EN-SUITE 1	2836 x 2015	9' 4" x 6' 7"
BEDROOM 2	4139 x 3564	13' 7" x 11' 8"
EN-SUITE 2	2265 x 1713	7' 5" x 5' 7"
BEDROOM 3	4060 x 3491	13' 4" x 11' 5"
BEDROOM 4	4060 x 3372	13' 4" x 11' 1"
BEDROOM 5	4060 x 2545	13' 4" x 8' 4"
BATHROOM	4060 x 2014	13' 4" x 6' 7"



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# NASMYTH GARDEN ROOM 5 BEDROOM HOME



## Wynyard Woods

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# NASMYTH GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3348	17' 10" x 11' 0"
EN-SUITE 1	2994 x 2134	9' 10" x 7' 0"
BEDROOM 2	4793 x 3919	15' 9" x 12' 10"
EN-SUITE 2	2520 x 1600	8' 3" x 5' 3"
BEDROOM 3	3738 x 2853	12' 3" x 9' 4"
BEDROOM 4	3132 x 3402	10' 3" x 11' 2"
BEDROOM 5	3402 x 2884	11' 2" x 9' 6"
BATHROOM	3738 x 1954	12' 3" x 6' 5"



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# NASMYTH GRAND 6 BEDROOM HOME



## Wynyard Woods

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# NASMYTH GRAND 6 BEDROOM HOME

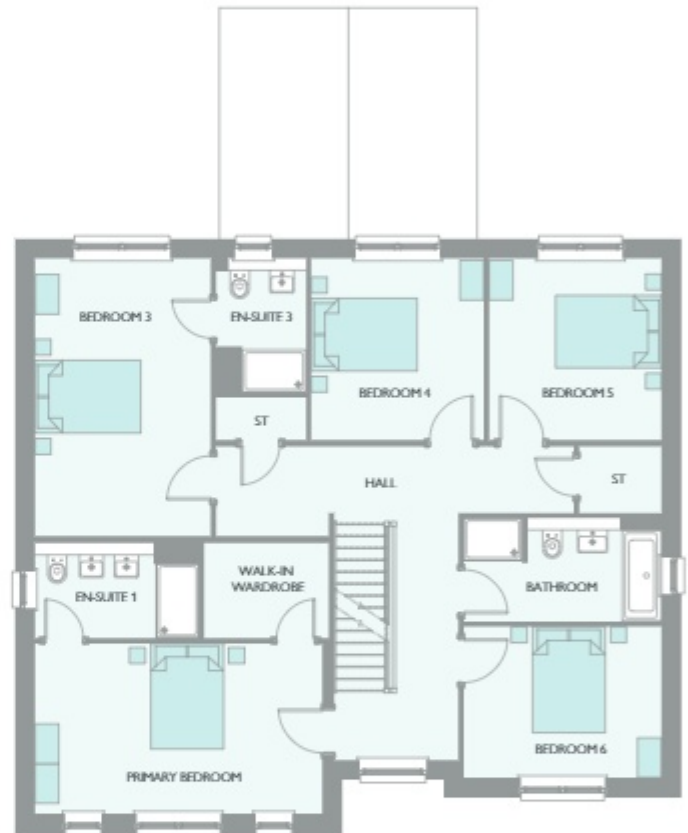


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

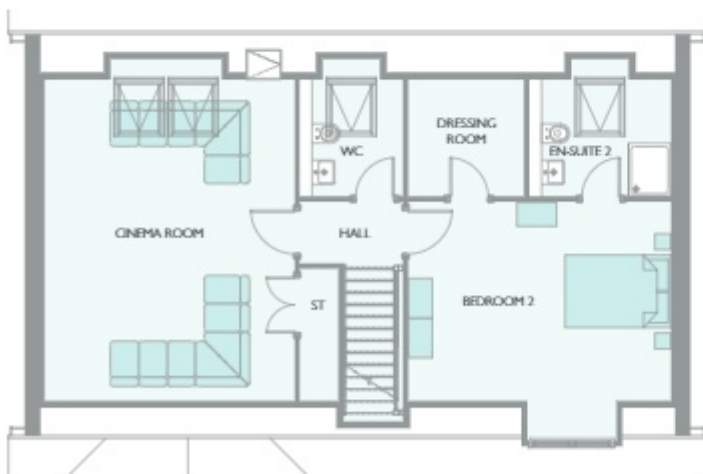
## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3218	17' 10" x 10' 7"
EN-SUITE 1	3094 x 1800	10' 2" x 5' 11"
BEDROOM 3	5244 x 3319	17' 2" x 10' 11"
EN-SUITE 3	2520 x 1700	8' 3" x 5' 7"
BEDROOM 4	3424 x 3258	11' 3" x 10' 8"
BEDROOM 5	3424 x 3258	11' 3" x 10' 8"
BEDROOM 6	3738 x 2853	12' 3" x 9' 4"
BATHROOM	3738 x 1954	12' 3" x 6' 5"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	4962 x 4514	16' 3" x 14' 10"
CINEMA ROOM	6074 x 4725	19' 11" x 15' 6"
DRESSING ROOM	2186 x 2208	7' 2" x 7' 3"
WC	2208 x 1950	7' 3" x 6' 5"
EN-SUITE 2	2674 x 2208	8' 9" x 7' 3"



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NEWMAN GARDEN ROOM 5 BEDROOM HOME



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# NEWMAN GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5014 x 4187	16' 5" x 13' 9"
KITCHEN	4737 x 3077	15' 7" x 10' 1"
DINING	4187 x 4184	13' 9" x 13' 9"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY / BOOT ROOM	3425 x 2356	11' 3" x 7' 9"
STUDY	3151 x 2638	10' 4" x 8' 8"
WC	1911 x 1526	6' 3" x 5' 0"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5072 x 3838	16' 8" x 12' 7"
EN-SUITE 1	3186 x 1937	10' 5" x 6' 4"
BEDROOM 2	4502 x 3400	14' 9" x 11' 2"
EN-SUITE 2	2528 x 1650	8' 4" x 5' 5"
BEDROOM 3	5198 x 4020	17' 1" x 13' 2"
BEDROOM 4	4502 x 3027	14' 9" x 9' 11"
BEDROOM 5	4413 x 2848	14' 6" x 9' 4"
BATHROOM	2838 x 3053	9' 4" x 10' 0"



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# STEWART GARDEN ROOM 6 BEDROOM HOME



## Wynyard Woods

WYNYARD

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ROBERTSON  
HOMES



# STEWART GARDEN ROOM 6 BEDROOM HOME

## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5642 x 4065	18' 6" x 13' 4"
KITCHEN	4830 x 4046	15' 10" x 13' 3"
DINING / FAMILY	6895 x 4046	22' 7" x 13' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
SNUG	4075 x 3591	13' 4" x 11' 9"
UTILITY	2667 x 1937	8' 9" x 6' 4"
WC	1919 x 1416	6' 4" x 4' 8"



## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5652 x 4075	18' 7" x 13' 4"
EN-SUITE 1	3715 x 1957	12' 2" x 6' 5"
DRESSING ROOM	3715 x 2003	12' 2" x 6' 7"
BEDROOM 2	4075 x 2600	13' 4" x 8' 6"
EN-SUITE 2	2550 x 1650	8' 4" x 5' 5"
BEDROOM 3	4258 x 2864	14' 0" x 9' 5"
BEDROOM 4	4258 x 3135	14' 0" x 10' 3"
EN-SUITE 3	2825 x 1712	9' 3" x 5' 7"
BEDROOM 5	4060 x 2787	13' 4" x 9' 2"
BEDROOM 6	4060 x 2788	13' 4" x 9' 2"
BATHROOM	4060 x 2132	13' 4" x 7' 0"



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# Robertson Homes are a NHQC registered Builder



## THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

### 1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

### 2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

### 3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

### 4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

### 5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

### 6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

### 7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

### 9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

### 10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the We want your journey with us to be as smooth and enjoyable as possible. However, in the unfortunate event that you do feel the need to complain, please follow the below link for our full complaints procedure.

### 11. COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

#### HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit:  
[robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.

## REGIONAL OFFICE

LEVEL 6, WEST TOWER, BALTIC PLACE,  
SOUTH SHORE ROAD, GATESHEAD NE8 3AE

[robertsonhomes.co.uk](https://robertsonhomes.co.uk)



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