

**UNDER
OFFER**



Wynyard Woods, Wynyard, TS22 5GJ
7 Bed - House
£1,400,000

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Wynyard Woods

Wynyard, TS22 5GJ

Exclusive and extensive, 19 Wynyard Woods is an exceptional property in a unique location extending to over 8000 square feet.

One of the bespoke properties to be built in this desirable area of Wynyard village, it occupies a prime position at the end of the development so is not overlooked and has a high level of privacy. Beyond its rear boundary lies the local nature reserve and lake which, together with the garden, provide a relaxing escape and space to breathe.

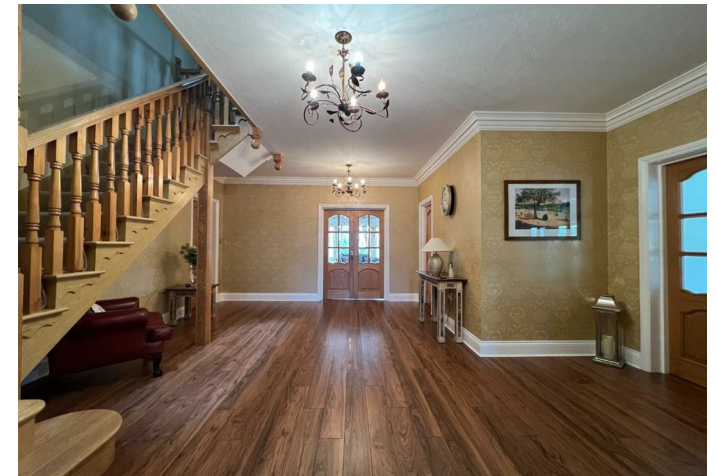
The seven-bedroom property is accessed through an electric gated entrance to the front that leads onto a large, block-paved drive with plenty of parking outside the generous, double, integral garage whose electric roller door can be operated remotely.

The entrance opens into a lobby with storage and on to an extensive reception hallway with a grand, turning stairs to one side to maximise the space, although space is in abundance here.

There are four reception rooms, including two to the front with bay windows. One is accessible from the kitchen so could be a formal dining room.

The lounge also leads off the hallway and adjoins a large family room that opens outside to the terrace.

The final room off the hallway is the beautifully fitted breakfasting kitchen. There is plenty of space for the substantial island with breakfast bar and range of units in two tone colours with complementary quartz and marble worktops. Neff appliances are integrated throughout and include a twin oven, twin microwaves, larder fridge, larder freezer, induction hob, pop up extractor, dishwasher and wine chiller. The kitchen leads through to a utility and separate laundry room.













CONTINUED:-

The house is set over three floors, with five double bedrooms on the first floor. The rear of the house, overlooking the garden, is dominated by the master suite which comprises a bedroom with a bay window that's large enough for a sofa, a dressing room to one side and a full size en suite bathroom with a double shower and hexagonal bath to the other.

Two further double bedrooms to the front have en suite facilities. The second bedroom is dual aspect with a window seat and a wall of storage and a shower room with a built-in vanity unit. The second floor offers a superb space for an older teenager or a nanny with a very nice bedroom with unusual shapes and storage, an en suite shower room and a separate large sitting room, games room or seventh bedroom.

Outside the landscaped gardens are well looked after with established shrubbery and easy maintenance borders. It is a safe and enclosed space for pets and young children.

The view from the garden allows you to take in the grand proportions of the property, while taking a seat on the wide, paved, sunny terrace is the perfect vantage point from which to enjoy the vista.

AGENTS NOTES:

- * All main services
- * UPVC double glazed throughout
- * Under floor heating to ground floor.
- * Gas fired central heating to first and second floor
- * Freehold
- * Council Tax Band: H - Hartlepool
- * EER: 78C

The property is subject to a community charge of £495,000 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe


LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

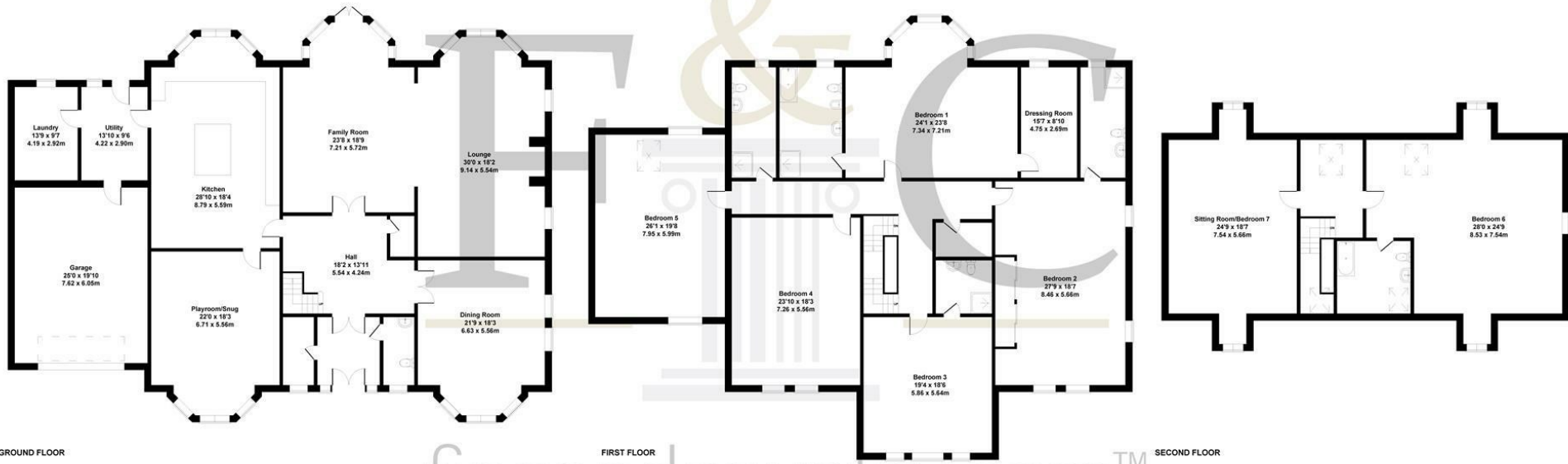
VIEWINGS:-

Via Fine & Country
Tel: 01740 645 444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C	78	81
(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 	

19 Wynyard Woods
Approximate Gross Internal Area
8283 sq ft - 770 sq m



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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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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