



**ROBINSONS**  
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7 HOLDERNESSE  
WYNYARD WOODS | TS22 5RY



# 7 HOLDERNESSE

## WYNYARD WOODS | TS22 5RY

Situated at the top of a quiet cul-de-sac in the highly sought-after central area of Wynyard Woods, this grand and imposing family home, built by Bellway to the 'Keilder' design, offers spacious and versatile living accommodation. Occupying a prime corner plot of 0.76 acres, the property has been modernized over the years and features generous room sizes throughout.

Opportunities to acquire properties of this size and stature are exceptionally rare in such a prime location.

From the wide and inviting central hallway, there is access to all the main reception rooms. To the right, you'll find an extensive lounge with feature fire surround and twin sets of French doors that open onto the rear patio and garden, while a useful study is located at the front.

On the left, the heart of the home is the remodelled kitchen and family room, fitted with a range of bespoke sleek grey units, silestone chamfered worktops, a centre island with floating under-shelf lighting. A full range of high-end appliances, includes double ovens, a warming drawer, coffee machine, induction hob, and a dishwasher. A separate utility room offers additional practical space with matching units and integrated appliances such as a fridge, freezer, washer, dryer, and double wine cooler. The kitchen flows into a spacious family area, ideal for entertaining, with bi-fold doors leading to the rear patio. An adjoining dining room is situated to the front for more formal occasions or alternatively a play room.

Ascending the staircase to the first floor, the galleried landing with panoramic views over the rear garden, introduces the impressive master suite, which spans the full depth of the house.

This sanctuary features an expansive bedroom, a sophisticated dressing area with built-in wardrobes, and a lavish en-suite, complete with a large walk-in shower, freestanding bath, and contemporary built-in vanity with granite tops.



































### CONTINUED:-

Three additional bedrooms each enjoy private en-suite facilities, while the fifth bedroom offers flexibility as a cosy library or alternative space featuring a glazed Juliet balcony.

Externally, the property is equally impressive, with a sweeping block-paved driveway providing ample parking for multiple vehicles, in addition to a detached triple garage with electric doors and an EV charging point.

The meticulously landscaped gardens, enveloping the property, feature a variety of fruit trees, raised vegetable beds, and mature trees and hedging for ultimate privacy.

The rear garden, predominantly laid to lawn, boasts an array of vibrant flower beds, a delightful summer house with a dedicated patio ideal for barbecues, and an expansive paved patio that runs the width of the home, perfect for alfresco dining and entertaining.

Opportunities to acquire properties of this size and stature are exceptionally rare, especially in such a prime location within walking distance of village amenities and the highly regarded Church of England Primary School. This home truly offers an unparalleled living experience in one of Wynyard's most sought-after settings.

### AGENTS NOTES:-

- \* ALL MAIN SERVICES
- \* TRIPLE GLAZED ALUMINIUM WINDOWS AND PATIO DOORS
- \* GAS FIRED CENTRAL HEATING VIA RADIATORS
- \* EXTERNAL POWER, LIGHTING & WATER
- \* FREEHOLD
- \* COUNCIL TAX BAND G - STOCKTON ON TEES ANNUAL CHARGE £3921.00
- \* FLOOD RISK : NO RISK

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.

### VIEWINGS:-

Via: Robinsons Regency & Rural Wynard

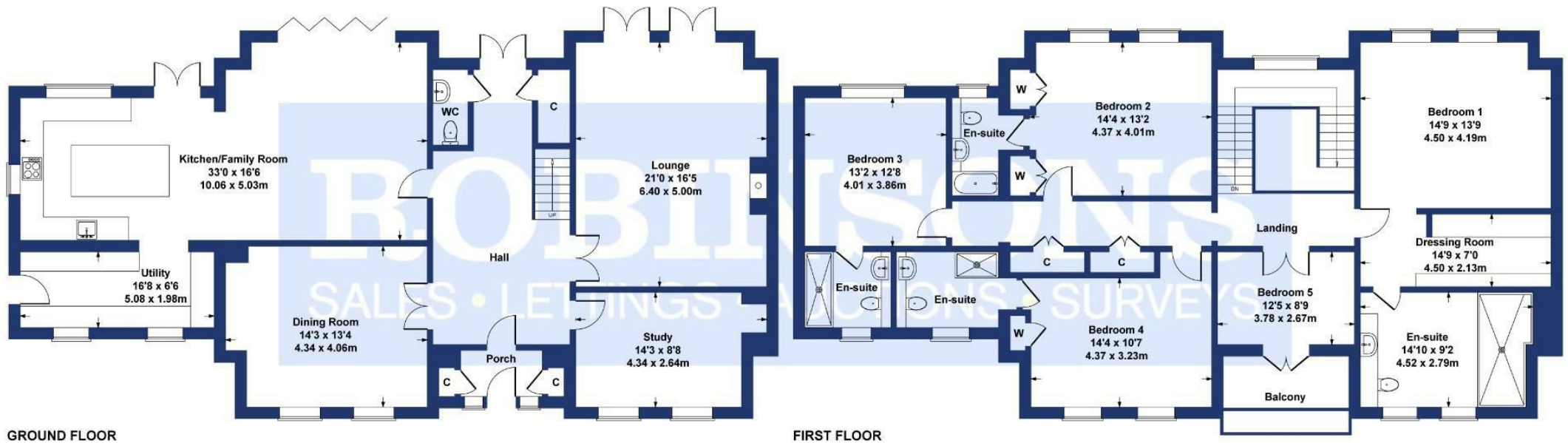
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## Holderness

Approximate Gross Internal Area  
3414 sq ft - 317 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. 2024

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 services.





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