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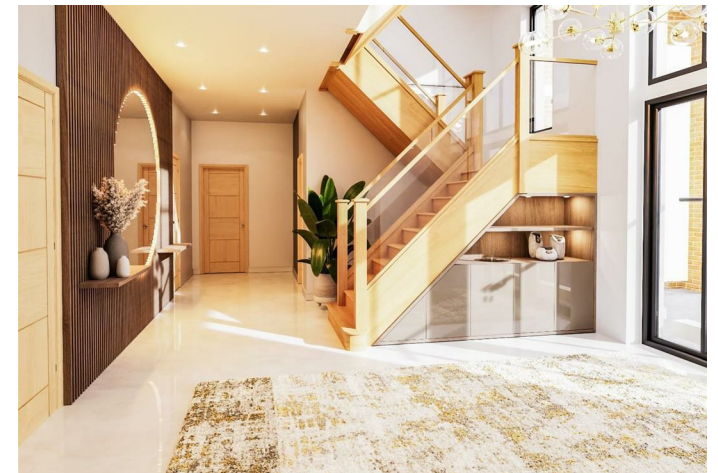
9 THE CAVENDISH
WYNYARD PARK | TS22 5FY

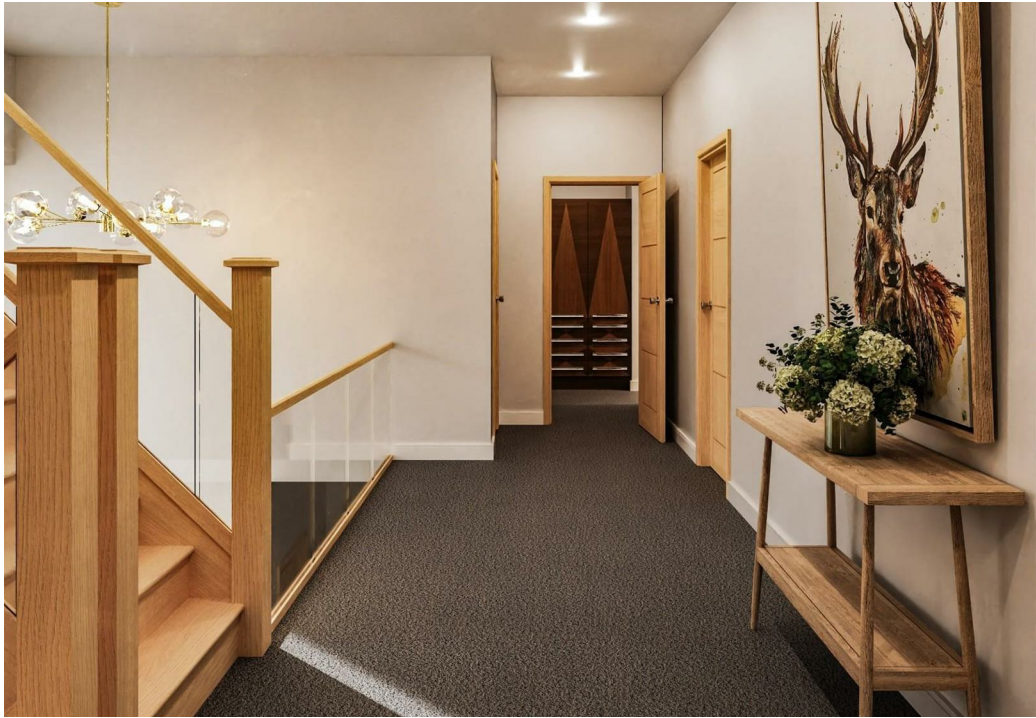
9 THE CAVENDISH WYNYARD PARK | TS22 5FY

With its exemplary design, 9 The Cavendish is certainly a stunning example of architectural design, where classic meets contemporary whilst bordering on modern art deco. This well appointed new home has been intricately composed and built to the very highest of standards by Wynyard based Racz Homes Ltd.

This 5,300 sq ft expansive, 6 bedroom, detached home provides substantial sized living accommodation. Encompassed within the property are 6 spacious bedrooms, which includes a notable majestic owners suite. Other facilities include an entertainment room, wellness area, library / office and separate laundry / boot / utility room. Exceptional additions include a hidden safe and even a laundry shoot.

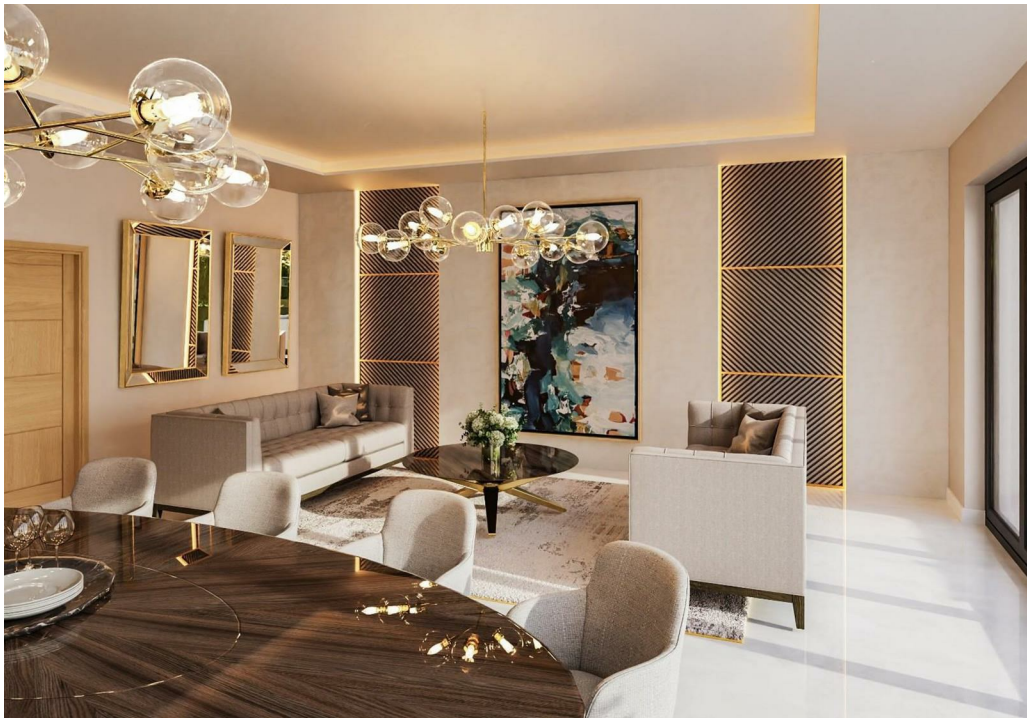
Upon entering the residence through security gates, a block paved driveway makes way to a double garage and ample parking spaces. The bespoke front door allows access by a smart keyless entry system to an eye-catching grand, double height entrance hall which is flooded by natural light by way of floor to ceiling windows. A stunning oak and glass staircase provides access to all three floors of the property. The hall provides access to a WC and separate cloakroom, as well as to the library / office. Consistent luxury permeates the ground floor. Living accommodation on the ground floor comprises a separate living room, whilst also to the rear of the property you will find the perfectly designed open plan kitchen, dining room and family space. The kitchen has ample space to informally dine and cook, whilst the area also showcases separate space for formal dining. Al fresco dining and entertaining awaits as level access glazed doors lead directly to the patio area and garden. A separate boot / utility / laundry room, also on the ground floor, ensures additional storage and functionality. The ground floor showstopper provides an entertainment suite, where a stylish and inviting space awaits to sip champagne whilst entertaining guests.











CONTINUED:-

On the first floor, the luxurious owners suite can be found to the rear of the property, perfectly positioned to overlook the fresh landscaping, as well as the established trees on the perimeter of the garden. An adjoining room boasts an impressively sized dressing and robes room, with pocket door access to an oversized en-suite bathroom, complete with stunning steam shower, double sink and beautiful freestanding bath. The first floor also finds bedrooms 2, 3 and 4, all with luxurious en-suite facilities and robe space. A further room is located on the first floor, providing additional relaxation with an impressive wellness area providing the perfect way to relax, without even leaving your home.

There are two additional bedrooms on the second floor (bedrooms 5 and 6) each with views overlooking the perfectly landscaped garden. These impressively sized bedrooms both include large robe areas and en-suite facilities.

Each floor utilises smart technology integration. This ensures that every aspect of the home is intuitively controlled. The underfloor heating provides warmth when required, whilst on those Summer evenings air conditioning is readily available to cool accordingly. This home is ready for any season. Air Source heating, solar and batteries have been installed ready for future proofing of the property. An alarm system and CCTV is installed to provide additional security and peace of mind.

LOCATION:-

The Cavendish" is in an exclusive gated community, housed within one of the most coveted areas of Wynyrd. Racz Homes Ltd will provide the buyers with the opportunity to make their own personal choices regarding the interior which consists of choosing from a range of impeccable quality fixtures and fittings, subject to reasonable limits.

Residents of "The Cavendish" can enjoy a range of local amenities including, but not limited to, a championship golf course, luxury spa and a variety of shops and restaurants. Conveniently situated near major transport links including the A19 and A1M making it accessible. Please don't hesitate to contact us today to potentially make this stunning property your forever home.

VIEWINGS:-

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: info@robinsonswynyrd.co.uk

Plot 9 The Cavendish

Approximate Gross Internal Area
6000 sq ft - 557 sq m



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 services.



Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ
info@robinsonswynyard.co.uk