



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

31 THE WYND
WYNYARD | TS22 5QE

31 THE WYND WYNYARD | TS22 5QE

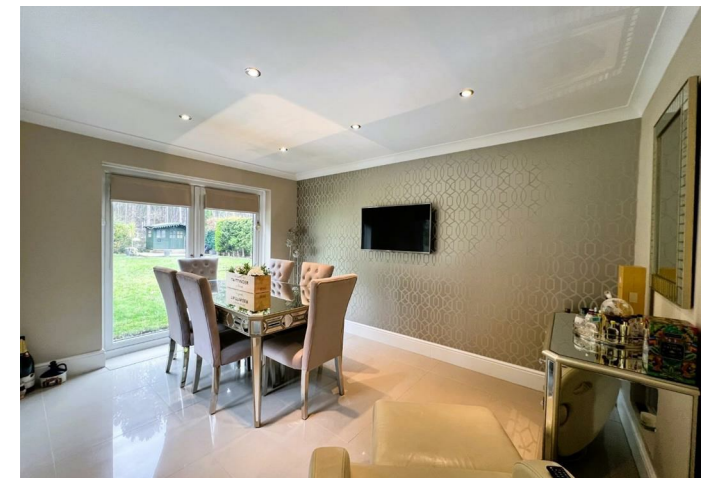
Occupying a sought-after corner position at the head of an exclusive cul-de-sac, this beautifully presented five-bedroom detached home offers exceptional family living in a tranquil setting. Set behind private gates, the property benefits from a spacious driveway and a detached double garage, providing ample parking and storage.

Stepping inside, the home impresses with its versatile and stylishly presented accommodation. A wide and welcoming hallway leads to all main living areas. To the right, a bright dual-aspect lounge features an elegant fireplace, creating a warm and inviting space. To the left, a cosy snug/second reception room offers additional flexibility. The heart of the home is the expansive breakfasting kitchen and dining area, boasting twin sets of French doors that open onto the private rear garden perfect for entertaining.

Upstairs, a galleried landing leads to five well-appointed bedrooms. The luxurious master suite enjoys peaceful views over the rear garden and woodland, complete with built-in wardrobes and a modern en-suite. A second bedroom also benefits from en-suite facilities, while the remaining three bedrooms are serviced by a stylish family bathroom.

Externally, the generous plot of approximately 0.26 acres ensures privacy and space, with beautifully maintained gardens backing onto the picturesque Wynyard Woods parkland. Not overlooked, the outdoor space provides a stunning backdrop and potential for further expansion if desired.

A rare opportunity to acquire a prestigious family home in an enviable location—early viewing is highly recommended.











AGENTS NOTES:

- * Gas central heating throughout
- * Under floor heating to kitchen and dining area.
- * Tenure: Freehold
- * Local Authority: Stockton-on-Tees
- * Council Tax Band: G Annual Price £3,921
- * Flood Risk: No Risk
- * Broadband: Basic 8 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

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

The property is subject to a community charge of £525.00 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:

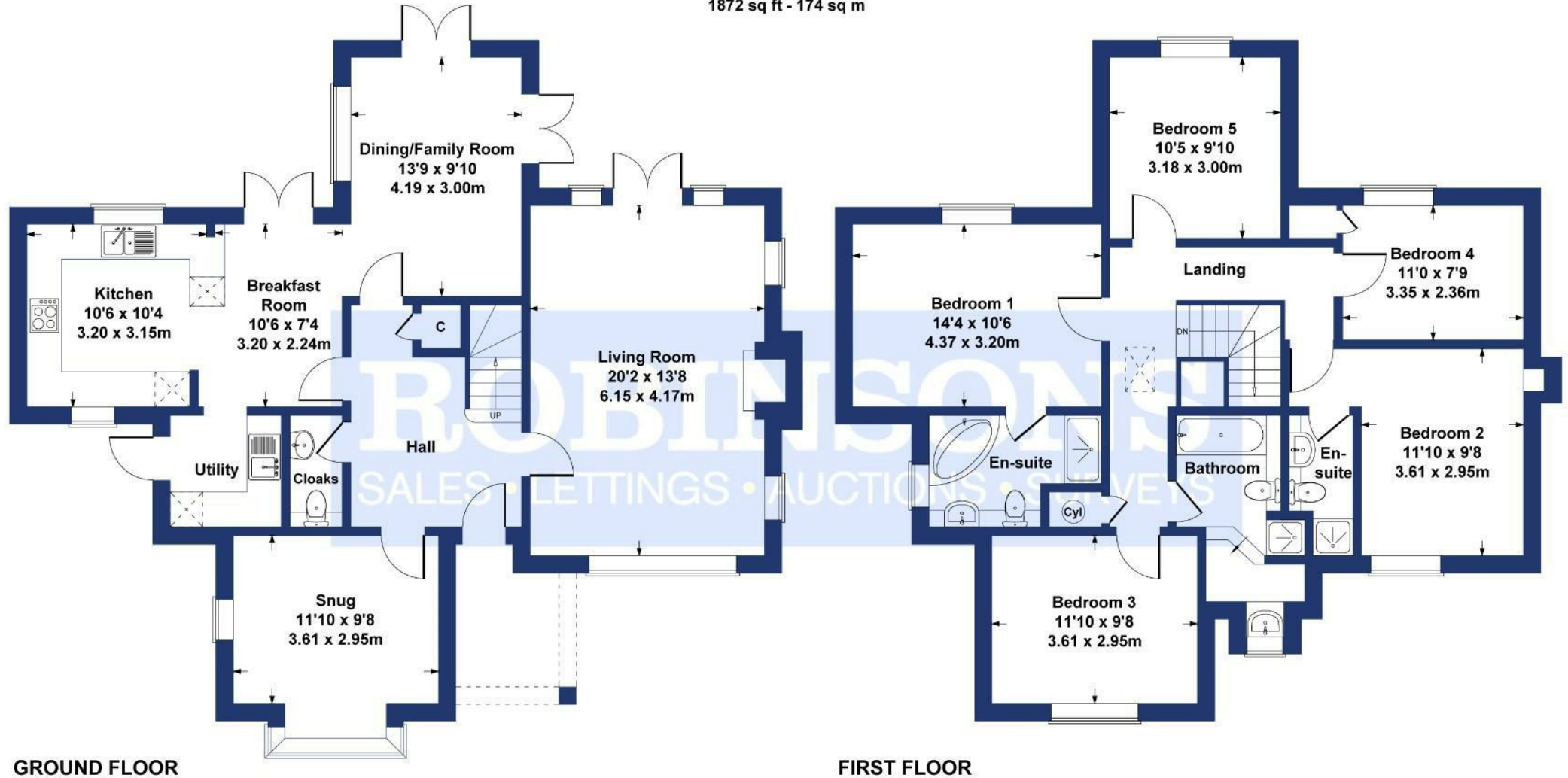
Via Robinsons Regency & Rural

Tel: 01740 645444

Email: info@robinsonswynyard.co.uk

The Wynd Wynyard, Billingham, TS22 5QE

Approximate Gross Internal Area
1872 sq ft - 174 sq m

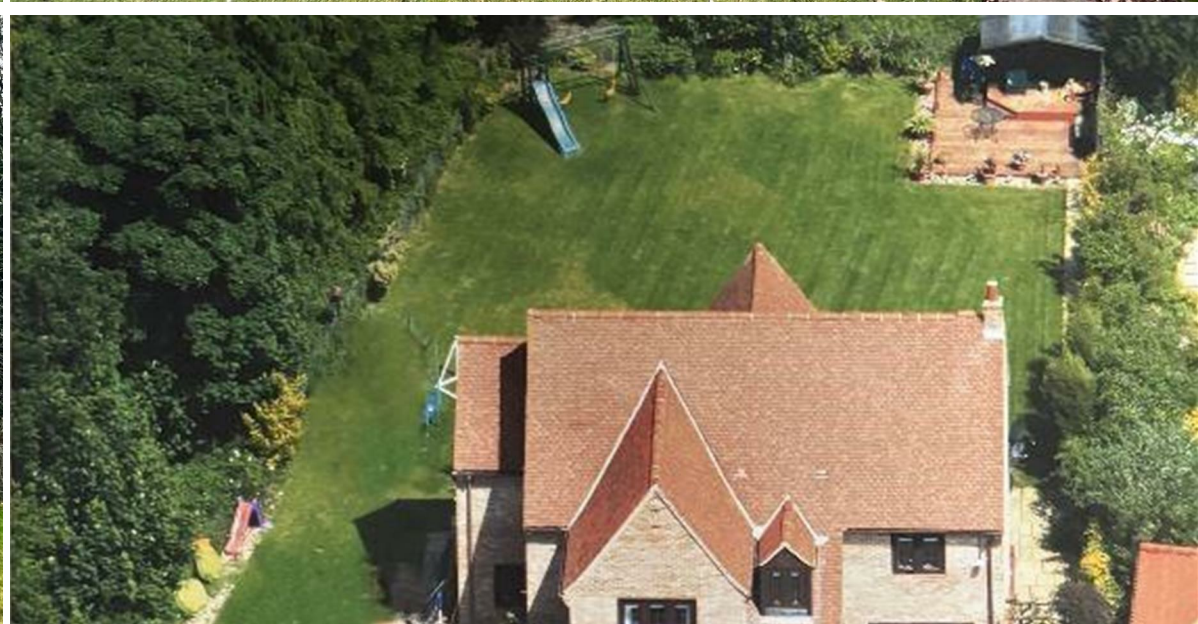


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

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