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45 MAYNARD GROVE
WYNYARD | TS22 5SP

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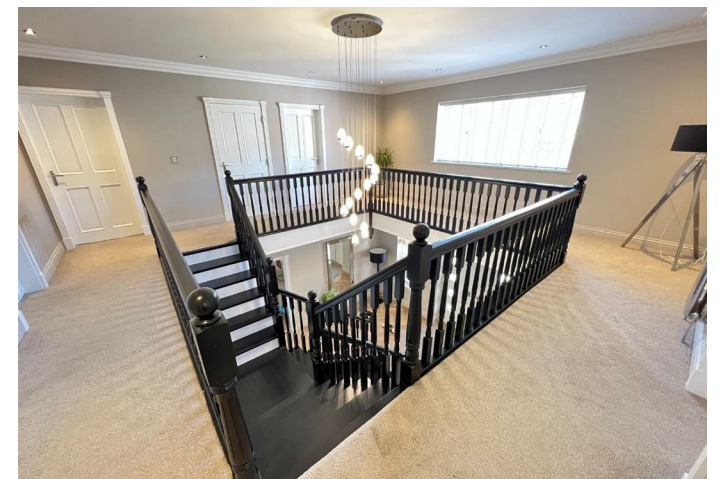
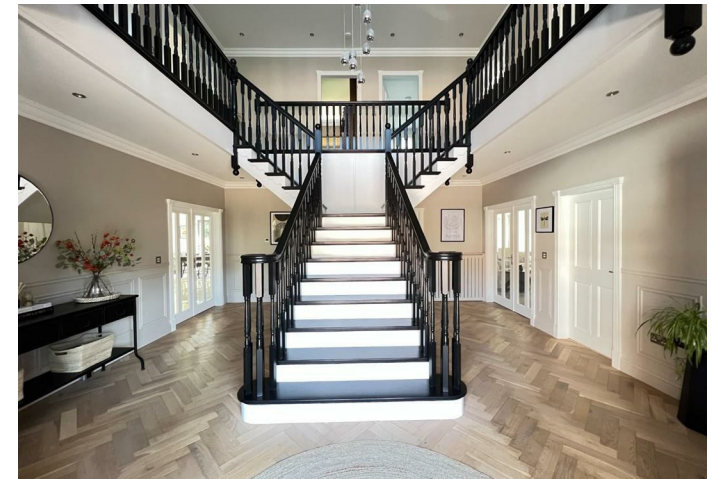
Nestled in the exclusive and tranquil cul-de-sac of Maynard Grove, Wynyard, this stunning executive family home offers an exceptional living experience. Boasting five generously sized double bedrooms, this property is designed for both comfort and luxury. The home features numerous reception rooms, including a welcoming lounge, an elegant dining room, a cosy sitting room, a well-equipped gymnasium, and a state-of-the-art cinema room, ensuring ample space for relaxation and entertainment.

The property has been dramatically upgraded by the current owners, showcasing high-end finishes and modern conveniences. The kitchen is a chef's dream, equipped with top-of-the-range Miele appliances, Silestone quartz worktops, porcelain tiled flooring. Bifold doors seamlessly connect the kitchen to the beautifully landscaped gardens, creating a perfect setting for outdoor gatherings and family enjoyment.

With six bath/ shower rooms, and his and hers dressing rooms, this home is designed to accommodate the needs of a busy family. The second floor has been thoughtfully converted to include a spacious cinema room, a study, and an additional storage room space with plumbing, offering the potential for a further bedroom and en suite conversion.

Set within beautifully landscaped gardens that are securely gated, the property boasts a front garden featuring a lush lawn and an extensive paved courtyard, providing ample off-street parking alongside a triple garage.

The rear garden is truly a standout feature, presenting a tranquil oasis that invites nature lovers to unwind. With extensive lawns, mature trees and shrubs, and both paved and decked patio areas, this space is ideal for outdoor entertaining or simply enjoying a peaceful moment in the fresh air. There is also an extremely useful built-in storage room, ideal for storing garden furniture. Whether you are hosting gatherings with friends or seeking a quiet retreat, this garden caters to all your needs.



















This remarkable property is not just a house; it is a home that combines elegance, functionality, and modern living in a sought-after location. Whether you are entertaining guests or enjoying quiet family time, this home provides the perfect backdrop for a luxurious lifestyle. Do not miss the opportunity to make this exquisite property your own.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Ground floor under floor heating. Gas central heating via radiators to further accommodation

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Tenure: Freehold

Local Authority : Hartlepool

Council Tax Band: H (£4706 min)

Energy Rating: TBC

Flood risk: Very low

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

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 parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

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 Wynyard

TEL:- 01740 645444

EMAIL:- info@robinsonswynyard.co.uk

Maynard Grove
Approximate Gross Internal Area
7402 sq ft - 688 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