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2 BUTTERWICK GROVE
WYNYARD WOODS | TS22 5RX

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Tucked away in a quiet cul-de-sac off the prestigious Wynyard Woods, this imposing five-bedroom detached family home offers both character and comfort in equal measure. Showcasing attractive Tudor-style architecture with an eye-catching frontage, the property stands proudly behind a large block-paved driveway, with ample parking and a triple garage.

A grand central hallway sets the tone for the home's generous proportions, leading to a striking galleried landing above. The spacious, double-aspect lounge is a standout feature, complete with a traditional inglenook fireplace adding a warm, inviting atmosphere. A further reception room offers flexibility for formal dining or relaxed family use, while a dedicated study provides an ideal space for working from home.

At the heart of the property is a stunning open-plan kitchen and family area, designed for modern living. Bathed in natural light from a bay window and French doors that open to the rear garden, this space is both stylish and functional. The kitchen features sleek, handleless cabinetry with granite work surfaces, a central island with breakfast bar, and a range of integrated appliances, including a double range oven with warming drawer and a five-ring gas hob. A practical utility room is set just off the kitchen for added convenience.

Upstairs, the expansive master suite is light and airy, complete with its own dressing room and a luxurious en-suite with both a bath and shower facilities. A further guest bedroom also benefits from en-suite facilities, while two additional bedrooms are served by a modern family bathroom. An additional room with double doors offers versatility as a fifth bedroom, second study, or library.

Externally, the property sits on a generous plot of over 0.3 acres, with beautifully established wrap-around gardens offering a array of all year-round colour. South-facing and not overlooked, ensuring a high degree of privacy. Two large patio areas provide ideal spots for outdoor dining











AGENTS NOTES:-

- * All mains services. (Northumbria water)
- * Gas fired central heating via modern column radiators
- * Electric doors 2 of 3 garage doors
- * Upgraded LED internal spot lighting
- * Potential for future development, subject to the relevant planning permissions.
- * External lighting & water tap
- * Stockton-on-Tees
- * Council Tax Band: G
- * Annual price £4000.00 per annum Approx.
- * Flood risk: Very low
- * Mobile coverage Broadband Basic 16Mbps, Superfast 80Mbps, Ultrafast
- * Freehold
- * EER 88B

* 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 fringes.

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 appropriate authorities. Fine & Country cannot accept liability for any information provided.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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:-

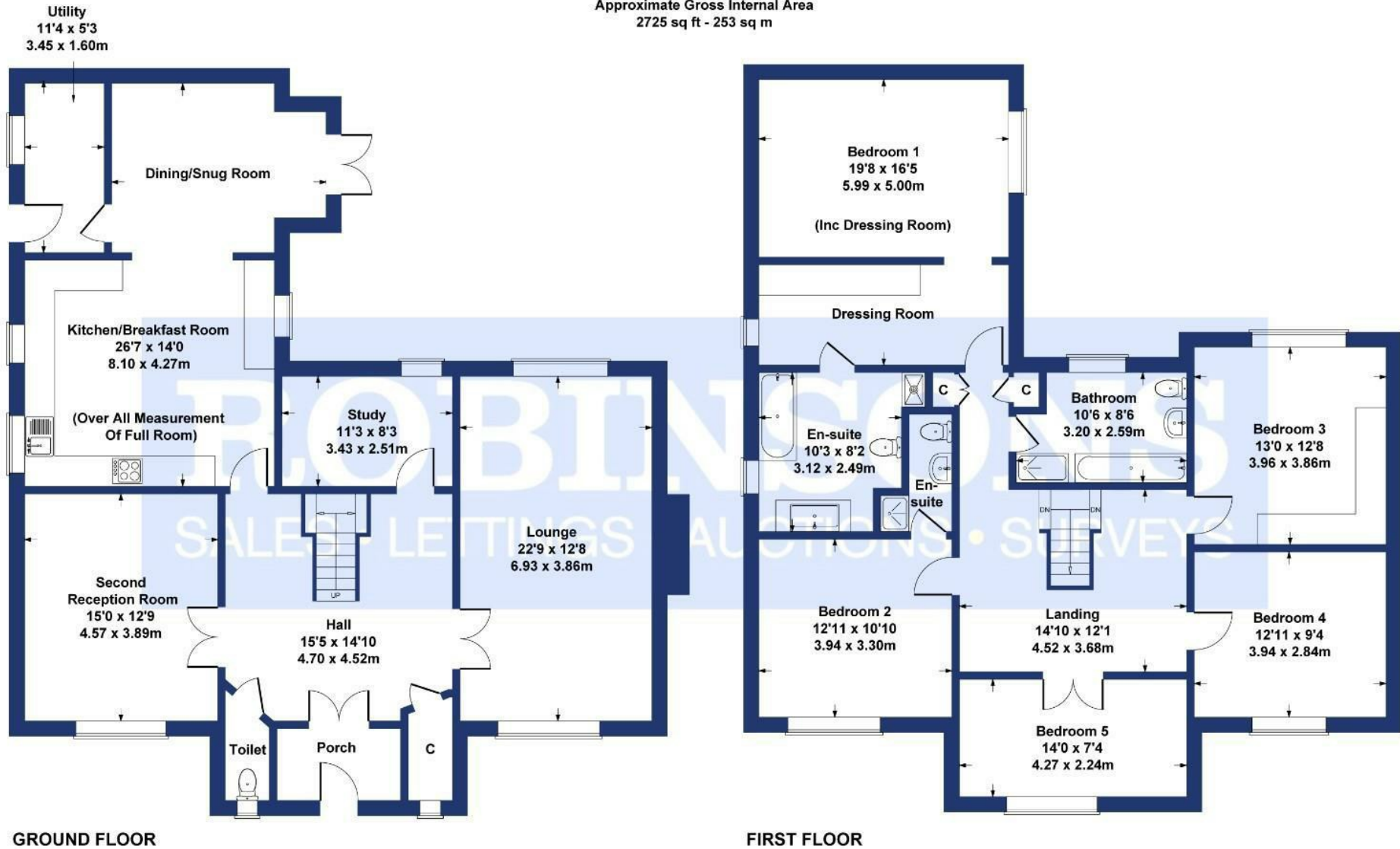
Via Robinsons Regency & Rural

Tel 01740 645444

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Butterwick Grove

Approximate Gross Internal Area
2725 sq ft - 253 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.



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