



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

10 DAVISON CLOSE
WYNYARD | TS22 5TE

10 DAVISON CLOSE WYNYARD | TS22 5TE

Set within one of Wynyard's most sought-after locations, this beautifully presented five-bedroom detached home, constructed by Charles Church to their prestigious Tennyson design, offers a superb combination of spacious living, modern luxury, and timeless character. With expansive interiors, landscaped gardens, and uninterrupted views across Wynyard Golf Course, this is a home that truly stands out.

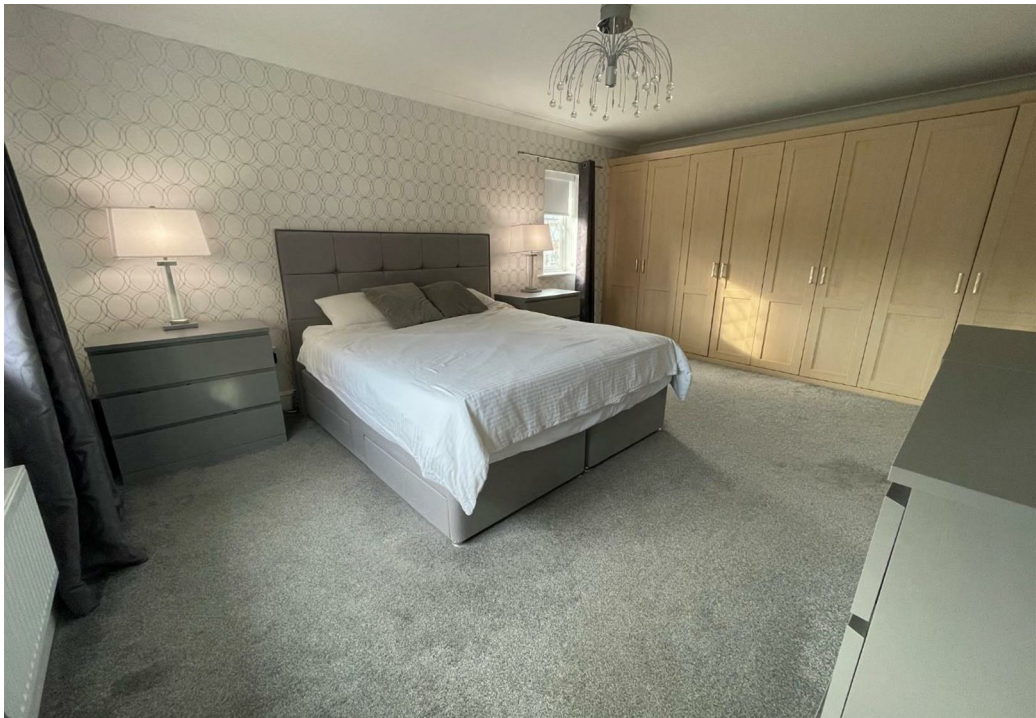
Step inside via a wide and welcoming tiled hallway that sets the tone for the elegant living spaces beyond. The dual-aspect lounge is a standout feature, complete with a striking walk-in inglenook fireplace that provides both warmth and a sense of grandeur. Further enhancing the ground floor layout are a formal dining room, private study, and a generous family room—ideal for busy family life or entertaining guests.

At the heart of the home is a sleek and stylish kitchen, fitted with dual-tone high-gloss cabinetry, granite worktops, and a range cooker. Tiled flooring adds a touch of practicality, while French doors open directly to the rear garden, creating a seamless indoor-outdoor flow. A separate utility room and downstairs WC add convenience to this well-considered layout.

Upstairs, a galleried landing leads to five spacious bedrooms. The impressive master suite enjoys a full wall of built-in wardrobes and a luxurious en suite bathroom. The second bedroom also benefits from its own en suite, making it ideal for guests or older children. The remaining three bedrooms are all generously sized and share a well-appointed family bathroom.

Externally, the property continues to impress. The rear garden enjoys a full-width patio, a large lawn with established borders, and a fantastic 30ft timber entertainment gazebo with lighting and power—perfect for summer evenings or family gatherings. Backing directly onto the 14th fairway of Wynyard Golf Course, the garden enjoys an open aspect with uninterrupted, far-reaching views.











CONTINUED:-

To the front, a spacious block-paved driveway provides ample parking for multiple vehicles in addition to the double integral garage.

Located just a short walk from the Duke of Wellington clubhouse—open to non-members for food and refreshments—this home enjoys a rare blend of tranquillity, luxury, and community.

AGENTS NOTES:-

- * ALL MAIN SERVICES
- * GAS FIRED CENTRAL HEATING BY RADIATORS
- * EXTERNAL LIGHTING, POWER AND WATER
- * FREEHOLD
- * EER 80C
- * COUNCIL TAX BAND - G STOCKTON

* 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.

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:-

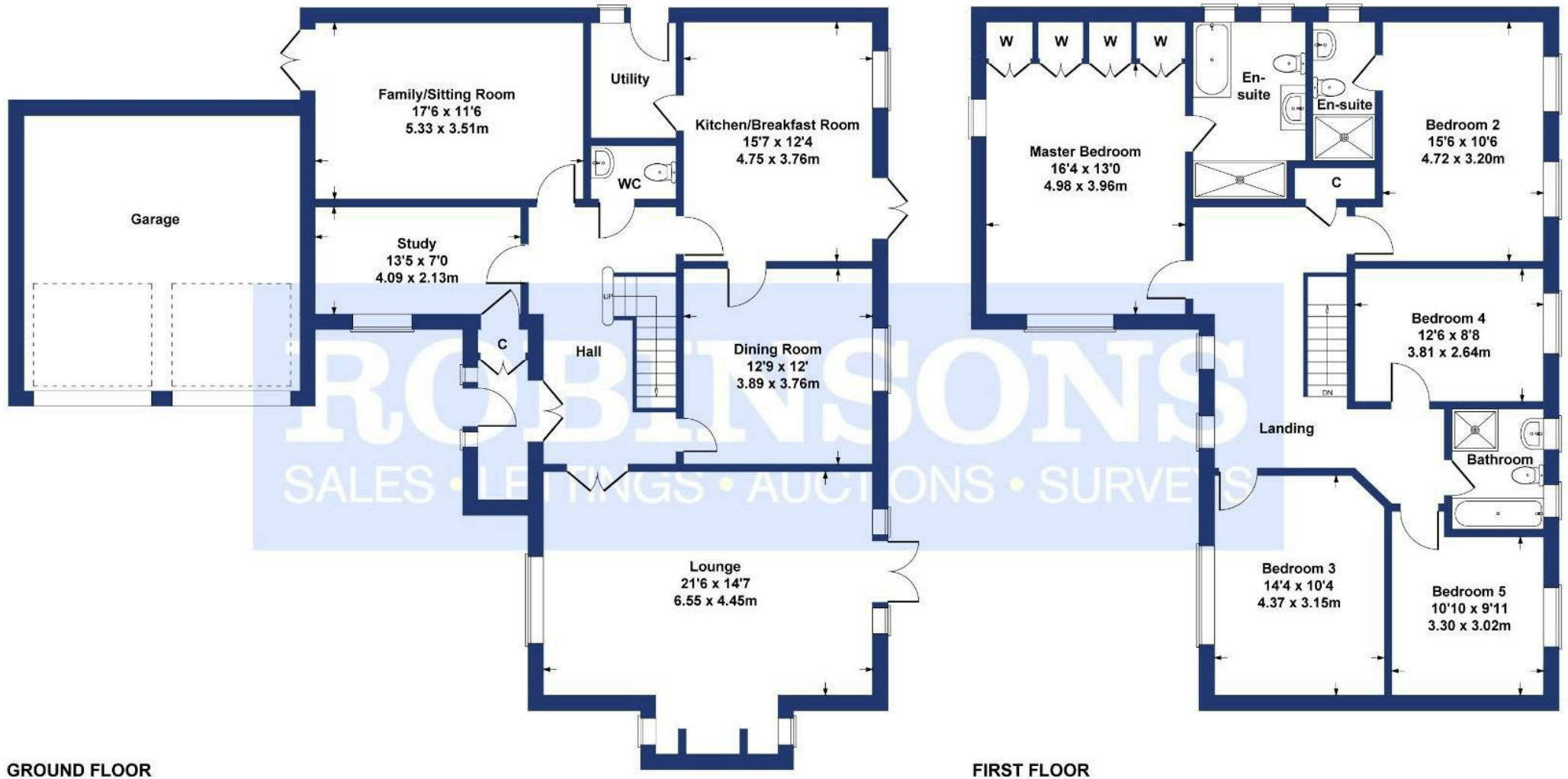
VIA: ROBINSONS WYNARD

EMAIL: info@robinsonswynyard.co.uk

TEL: 01740 645444

Davison Close

Approximate Gross Internal Area
2536 sq ft - 236 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