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8 THE CAVENDISH  
WYNYARD | TS22 5XJ

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Nestled within the prestigious Wynyard Park, The Cavendish presents an exquisite opportunity to acquire a stunning family home that seamlessly blends modern luxury with practical living. This remarkable property boasts a sophisticated design, featuring a reception hallway adorned with a genuine wood herringbone floor, engineered for underfloor heating. The elegant staircase, illuminated by individual feature lighting, leads to the upper level, where comfort and style abound. Upon entering, you are greeted by a grand reception hallway that sets the tone for the elegance found throughout. The spacious lounge features a striking fire/media wall, creating a warm and inviting atmosphere, complemented by smart lighting while the separate formal dining room provides an ideal setting for entertaining guests. The ground floor boasts a genuine wood herringbone floor, engineered for underfloor heating, ensuring comfort and style.

At the heart of this exquisite home lies a beautifully designed, contemporary kitchen that seamlessly connects with a spacious open-plan dining and family area. This impressive space is thoughtfully enhanced by an ultra-modern gas fire, which elegantly defines the zones while preserving a sense of openness and warmth.

The kitchen is a chef's dream, featuring a premium range induction cooker, a Quooker instant boiling water tap, and a built-in coffee machine. Integrated appliances include a fridge, freezer, microwave, dishwasher, and a concealed waste bin, all contributing to the sleek and functional design.

Practicality meets style with a generously sized utility room and a well-appointed boot room, complete with its own private entrance—ideal for busy households and everyday convenience.

This harmonious blend of luxury, comfort, and functionality makes the kitchen and family area the true heart of the home, perfect for both entertaining and everyday living.



















### CONTINUED:-

The upper level features a light-filled open-plan landing that leads to the unique master bedroom, complete with doors that open onto the rear garden. This luxurious retreat includes a well-designed walk-in dressing room with a fitted dressing table and an ensuite bathroom complete with underfloor heating and a Lusso designed suite. Four additional bedrooms, two of which have ensembles, along with a further walk-in robe, fitted robes, and a family bathroom, provide ample space for family and guests alike. The family bathroom also boasts underfloor heating and a Lusso designed suite, adding to the home's luxurious feel.

Externally, The Cavendish is secured by electric gates and features garages with electric doors. The property is further enhanced by 6KW solar panels with battery storage, promoting energy efficiency. The gardens, beautifully maintained, offer serene outdoor spaces to enjoy throughout the year. This exceptional home is a rare find, combining elegance, functionality, and modern amenities in a sought-after location.

The Cavendish is not just a home; it is a lifestyle choice, offering unparalleled luxury and comfort in a sought-after location. This property is truly a rare find and is sure to impress all who visit.

Please note: Some images featured in this brochure have been digitally staged for illustrative purposes.

### LOCATION:-

The Cavendish" is in an exclusive gated community, housed within one of the most coveted areas of Wynyard.

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:-

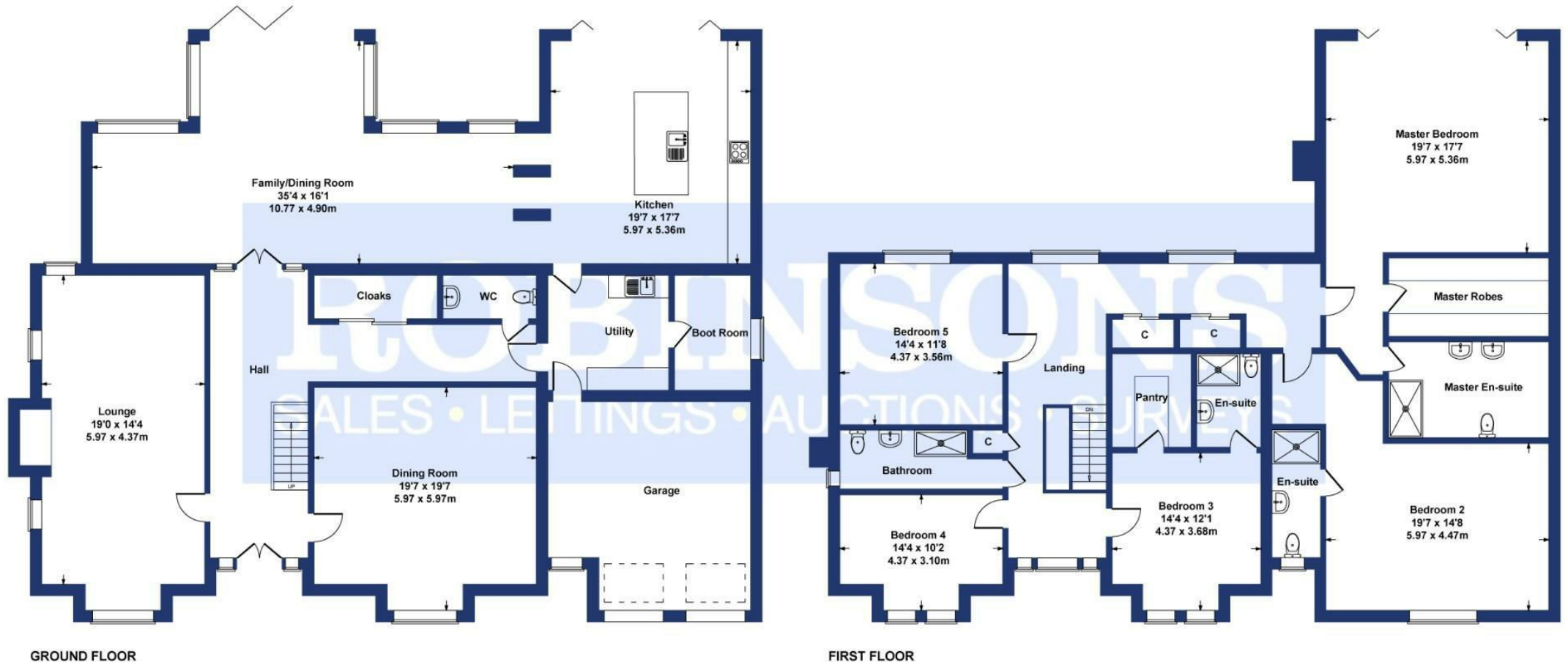
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## The Cavendish Wynyard Park, TS22 5XJ

Approximate Gross Internal Area  
4891 sq ft - 454 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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