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27 MAYNARD GROVE
WYNYARD | TS22 5SP

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Nestled within an exclusive cul-de-sac in the highly sought-after Wynyard Wood development, this outstanding detached family residence offers an exceptional blend of space, style and comfort, all set upon a generous and beautifully presented plot with a substantial private garden.

From the moment you step inside, the home impresses with its impeccable presentation and thoughtfully designed layout. The welcoming entrance lobby, complete with cloakroom/WC, leads through to a spacious hallway and a versatile study—perfect for modern home working. The elegant main lounge provides a relaxing retreat, centred around a stylish living flame gas fire, while the separate dining room creates an ideal setting for entertaining.

At the heart of the home is a stunning open-plan living and breakfast kitchen, superbly fitted with a comprehensive range of contemporary units, quality work surfaces, a central island and integrated appliances. This sociable space flows effortlessly and is complemented by a practical utility room.

Upstairs, a striking galleried landing leads to four generous double bedrooms. The luxurious principal suite boasts a walk-in wardrobe and sleek en-suite shower room, while bedroom two also benefits from its own modern en-suite bathroom. Two further double bedrooms are served by a beautifully appointed family bathroom.

Externally, the property continues to impress with a block-paved driveway providing ample parking and access to a double integrated garage. The impressive rear garden offers a superb outdoor space, perfect for both relaxation and family enjoyment.

Further benefits include gas central heating and uPVC double glazing throughout.

Combining prime location, generous proportions and refined interiors, this is a truly exceptional family home—early viewing is absolutely essential.

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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

AGENTS NOTES

Council Tax: Stockton Borough Council, Band G - Approx. £4316 p.a
Tenure: Freehold
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – being applied for - NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – N/a
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

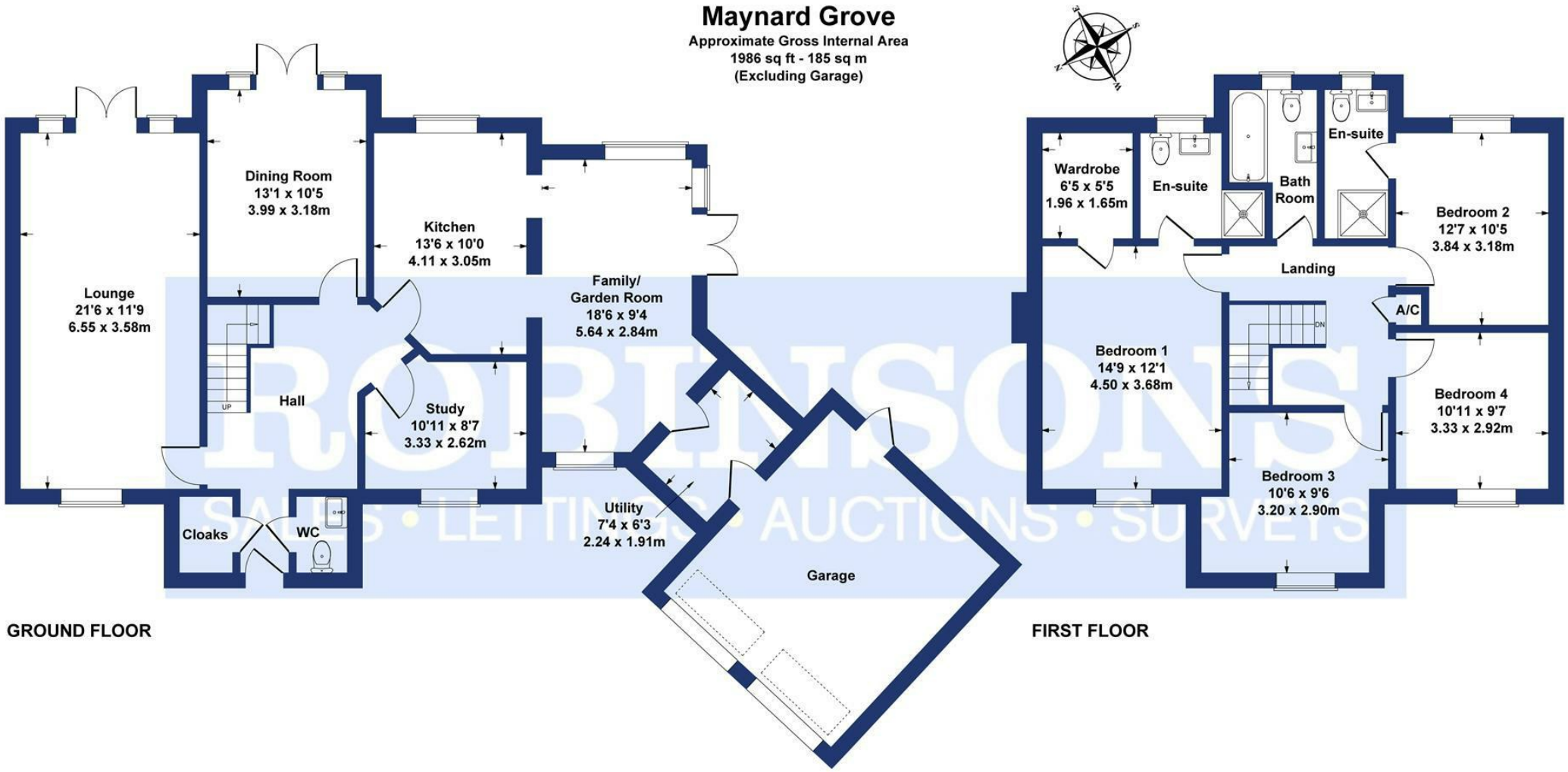
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

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

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Maynard Grove

Approximate Gross Internal Area
1986 sq ft - 185 sq m
(Excluding Garage)



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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. 2026

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