



## 26 Autumn Grove

Woodland Manor, Wynyard, TS22 5UX

**Offers in excess of £300,000**



An Exceptional Cardington Design By Duchy Homes, A Renowned 5-Star Housebuilder, Constructed In 2023 And Occupying A Generous Plot Within The Highly Sought-After Wynyard Estate. Immaculately Presented And Enhanced Throughout, The Property Offers Three Double Bedrooms, A Private South-Facing And Not Overlooked Landscaped Garden, An Open-Plan Kitchen Diner With Feature Island And Integrated Appliances, Ground Floor W.C And A Stylish En-Suite To The Principal Bedroom. Blending Contemporary Luxury With Executive Living, The Home Further Benefits From The Remainder Of The 10-Year N.H.B.C Warranty, Offering Added Peace Of Mind For The New Owner.



**Full Description**

Occupying A Desirable Position On A Generous Plot Within The Highly Sought-After Wynyard Estate, This Beautifully Appointed Cardington Design By Duchy Homes Was Constructed In 2023 By The Award-Winning 5-Star Housebuilder And Has Been Thoughtfully Enhanced To Deliver Refined And Stylish Modern Living.

The Ground Floor Opens Into A Welcoming Lounge Providing Access To A Convenient Ground Floor W.C And Staircase To The First Floor. The Lounge Is Elegantly Proportioned, Offering A Calm And Comfortable Space For Relaxation. To The Rear Of The Property Lies The Impressive Open-Plan Kitchen Diner, Finished With Sleek Contemporary Cabinetry, A Range Of Integrated Appliances And Numerous High-Quality Upgrades. This Space Is Designed As The Heart Of The Home, Ideal For Entertaining And Everyday Family Life, With French Doors Opening Directly Onto The Rear Garden And Allowing An Abundance Of Natural Light.

A Separate Utility Room Provides Practical Storage And Plumbing Facilities. Additional Enhancements Include Separate Controlled Heating Zones To Both Ground And First Floors, Alongside The Installation Of A Water Softener System, Further Enhancing Comfort/Efficiency And Benefits Fitted Georgian Blinds.

To The First Floor, The Property Offers Three Generously Proportioned Double Bedrooms. The Principal Bedroom Features Hammonds Fitted Wardrobes And A Stylish En-Suite Shower Room. Bedrooms Two And Three Are Well Sized And Are Served By A Luxurious Family Bathroom, Finished With Quality Tiling And Contemporary Fixtures.

Externally, The Property Enjoys A Private South-Facing Rear Garden Which Is Not Overlooked, Providing An Excellent Degree Of Privacy. The Garden Has Been Beautifully Landscaped To Create A Low-Maintenance Yet Attractive Outdoor Space Ideal For Entertaining Or Relaxation. To The Front, A Private Driveway And Integral Garage Provide Secure Parking And Additional Storage.

Located Within Close Proximity To Wynyard's Highly Regarded Amenities, Golf Course, Woodland Walks And Excellent Transport Links, This Outstanding Home Represents A Perfect Opportunity To Acquire A Nearly New Executive Property In One Of The Region's Most Prestigious Addresses.

**Location**

Autumn Grove Is Located Within The Prestigious Wynyard Development, One Of The Region's Most Desirable Residential Locations. Offering A Peaceful, Semi-Rural Setting With Attractive Surroundings, Wynyard Is Well Known For Its High-Quality Homes, Well-Maintained Streets And A Strong Community Feel. Despite Its Tranquil Position, The Area Remains Extremely Well Connected, With Excellent Road Links Providing Easy Access To Billingham, Stockton-On-Tees, Hartlepool And Wider Teesside. With Woodland Walks, Leisure Facilities And Everyday Amenities Within Easy Reach, This Is An Ideal Location For Families And Professionals Seeking Executive Living In A Prime Setting.

**Schools:**

- Wynyard Church Of England Primary School – Approx. 4–6 Min Drive
- Wolviston Primary School – Approx. 6–8 Min Drive
- Northfield School And Sports College – Approx. 6–8 Min Drive
- St Michael's Catholic Academy – Approx. 10–15 Min Drive

**Local Amenities & Retail:**

- Village Store / Local Convenience Shopping – Approx. 3–5 Min Drive
- Billingham Town Centre Amenities – Approx. 10–15 Min Drive
- Stockton-On-Tees Shopping And Dining – Approx. 15–20 Min Drive

**Green Space & Leisure:**

- Woodland Walks And Open Countryside Surroundings – Close By
- Wynyard Golf And Country Club – Short Drive

**Transport & Commuting:**

- Billingham Railway Station – Approx. 10–15 Min Drive
- A19 Road Link – Approx. 5–10 Min Drive, Offering Easy Access Across Teesside And Beyond

**Note**

Please Find The Attached Brochure With Material Information For Buyers. Wynyard Development Charge For Maintenance - £385 Annually.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

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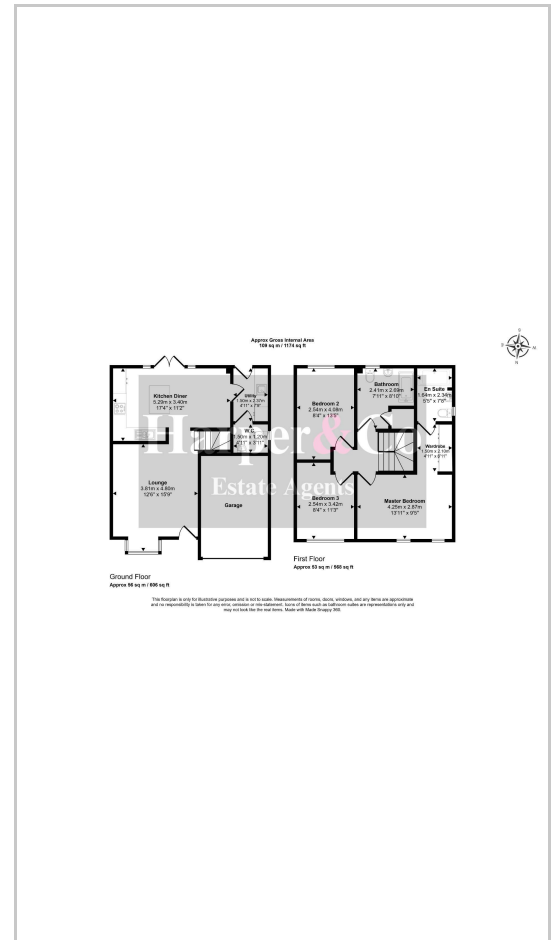
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

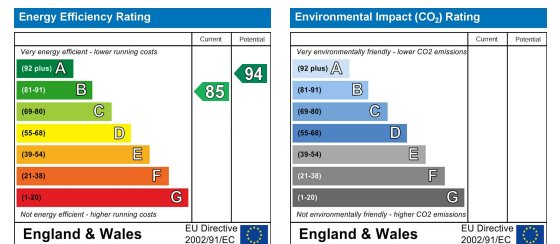
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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