

Greenwood Park

WYNYARD



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Fifty one stunning three bedroom detached luxury bungalows.



Greenwood Park is an exclusive development of luxurious properties situated on the western side of the beautiful Wynyard Estate, just a short walk to Wynyard Village, and only five miles north of Stockton-on-Tees and Middlesbrough.

Set within 885 acres of woodland and surrounded by manicured parkland, Wynyard Estate offers the best in family living, where nature is never far away. Wynyard is a unique place to live, work, and play in stunning surroundings, and is one of the most desirable addresses in the North East of England.



The village of Wynyard benefits from local amenities with a range of shops, bars and restaurants. There's a range of leisure amenities close by, including Wynyard Golf Club which features a country club and restaurant, Atom Health and Fitness Club, Norton Cricket Club, and Norton Squash Club.

The development is also well served by a good mix of local primary and secondary schools, many of which are rated outstanding by OFSTED.

Wynyard Woodland Park is just two miles from Greenwood Park. There, you'll find a woodland trail for leisurely walks and cycle rides with all the family. A mere seven miles away is the Durham Heritage Coast where you can explore the sandy bays, coastal paths, and jutting headlands.



A short drive from the development is Teesside Retail Park, which is one of the largest outdoor shopping centres in the UK, with a wide variety of restaurants and shops, along with a cinema complex and bowling alley.

At Greenwood Park you can enjoy the best of both worlds - a tranquil countryside setting, with excellent transport links near by for commuting via the A1(M) and A19 motorways to Hartlepool, Darlington, Durham, and Newcastle. If you want to travel by train, Eaglescliffe is only a 20 minute drive, where you have direct links to London Kings Cross in less than 3 hours. Teesside Airport is only a short drive away. This award-winning airport offers scheduled flights and holiday charters across Europe.



Each home is individually designed and before planning permission is sought, the designs are rigorously evaluated, not only for the aesthetics and suitability of the property for its intended environment, but also the functionality and practicality of day-to-day use.

Once these designs are approved, construction is supervised by our management team using skilled and dedicated locally employed teams to carry out the work.

Our innovative and dynamic approach to these designs result in a far higher specification for the customer than is found in comparable developments. We have built a strong reputation for excellence in design and the exacting standards we apply to our developments. A prime residential location, exciting elevational treatments, an exemplary quality of finish and beautiful landscaping

are the hallmarks of a Wynyard Homes development. Selecting idyllic sites from some of the most desirable locations in the North East, we realise the potential to transform the land into a home that combines modern, luxury living with the classic, timeless feel of a property that has matured alongside its surroundings.

Each of our individually designed homes features superior quality materials and highly-specified interiors including carefully sourced modern fixtures and fittings that provide both functional, and stylish living.

Our aim is to make the process of purchasing a new home an enjoyable one, and because of our experience we are able to carefully co-ordinate and assist you through the entire process. Past clients frequently ask to be updated on new developments, confirming a high level of customer satisfaction.



THE BRIGNALL



This contemporary designed 3 bedroom detached bungalow provides generous accommodation over two floors with a separate double detached garage. A large covered entrance leads into a spacious hall. Leading off the hall is a formal lounge, with a ground

floor bedroom, fully-fitted bathroom, and an exclusive open plan living space comprising a fully-fitted kitchen, dining, and sitting area. The garden area is accessed by lift-and-slide doors, providing a seamless flow between the outside and interior living spaces. The first

floor accommodation includes a luxurious bedroom with balcony overlooking the ground floor sitting space with large roof lights which provide a bright environment for first and ground floor. Fully-fitted en-suites serve both bedrooms to the first floor.

Ground Floor



First Floor



Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.

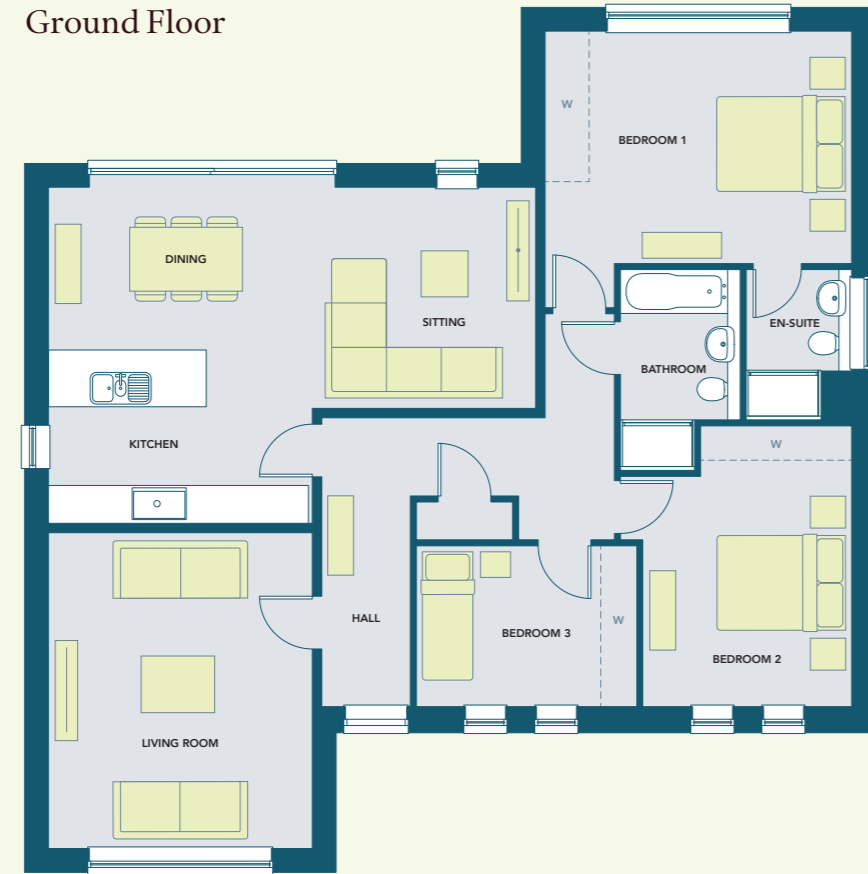
This beautiful village-style detached 3 bedroom bungalow features a covered entrance porch with a separate double garage. The entrance porch leads into a spacious hall. Leading off the hall is a formal lounge, three bedrooms, bathroom, and an expansive living area to the rear.

The open plan living space is a spectacular feature that comprises a fully-fitted kitchen, dining, and sitting areas. This interior space is allowed to flow seamlessly into the exterior garden area via lift-and-slide doors which allow al fresco dining, and make this space

a wonderfully bright environment. The primary bedroom benefits from a luxury appointed en-suite, with two further spacious bedrooms, served by a spacious fully-fitted bathroom complete with bath and separate double shower.

THE DERWENT

Ground Floor



Bedroom One
4.9m x 3.7m

En-suite
1.6m x 2.4m

Bedroom Two
4.4m x 3.3m

Bedroom Three
3.5m x 2.5m

**Kitchen/Dining/
Sitting**
7.7m x 5.3m

Living
5m x 4.2m

Bathroom
3.2m x 1.9m

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THE RICHMOND



This imposing contemporary designed 3 bedroom detached bungalow benefits from a separate double garage and spacious block-paved drive. Large windows and lift-and-slide doors to the rear flood the property

with natural light, creating a seamless link between the garden area and its generous interior space. The accommodation comprises a formal living room, bathroom and expansive kitchen dining area to the rear - all leading off

the spacious hall. Two bedrooms benefit from a luxury en-suite with double shower tray, along with a separate premium specification fully-fitted family bathroom.

Ground Floor



- Bedroom One**
4.9m x 4.5m
- En-suite One**
2.8m x 2.1m
- Robes**
2.1m x 1.6m
- Bedroom Two**
4.5m x 3.5m
- En-suite Two**
2.5m x 1.8m
- Bedroom Three**
3.8m x 3.6m
- Bathroom**
3.6m x 2.8m
- Dining/Sitting/Kitchen**
8m x 6.3m
- Living**
5.6m x 5.4m

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Book your exclusive appointment to view our show home and discuss your individual requirements.

Call 0771 590 2826 or email: sales@wynyard-homes.co.uk



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