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3 THE CAVENDISH  
WYNYARD PARK | TS22 5XJ

## 3 THE CAVENDISH WYNYARD PARK | TS22 5XJ

Nestled within the prestigious, gated enclave of Wynyard Park, 3 The Cavendish stands as a testament to architectural brilliance, seamlessly blending classic design elements with contemporary sophistication. This newly constructed residence, meticulously crafted by the esteemed Racz Homes Ltd, offers an expansive 4,799 sq ft of luxurious living space, thoughtfully designed to cater to the most discerning tastes.

As you approach this magnificent home, a block-paved driveway leads to a spacious double garage, providing ample parking for residents and guests alike. The bespoke front door, opens into a breath-taking double-height entrance hall. Flooded with natural light from floor-to-ceiling windows, this grand foyer features a striking oak and glass staircase that gracefully ascends through all three levels of the property.

The ground floor exudes opulence and functionality. A formal living room, adorned with an illuminated drop-down ceiling and a state-of-the-art media wall, offers a serene retreat. To the rear, an expansive open-plan kitchen, dining, and family area spans the full width of the home. The kitchen is a culinary masterpiece, boasting modern shaker-style units, white 'Carrera gold' marble work surfaces and splash backs, built-in double oven, induction hob and American fridge freezer. A double-sided fireplace elegantly separates the dining and family spaces, creating an inviting ambiance. Three sets of level-access glazed doors seamlessly connect the interior to the beautifully landscaped rear garden, perfect for al fresco dining and entertaining. Large high gloss ceramic tiling leads through from the hallway throughout this area. Additional amenities on this level include a well-appointed library/office, a practical utility room and laundry area, ensuring every need is met with style and efficiency.











#### **CONTINUED:-**

Ascending to the first floor, the luxurious owner's suite is a sanctuary of comfort and elegance. Overlooking the meticulously landscaped gardens, this suite features an impressively sized fully fitted dressing room and a lavish en-suite bathroom. Highlights include a stunning steam shower room, contemporary double sink units and a freestanding 'Lusso' Stone oversized circular bath complemented by its own feature wall with built-in TV. A further privacy area provides WC facilities with 'Lusso' smart lavatory. Two additional bedrooms on this floor each boast luxurious en-suite facilities, while a separate family bathroom and a dedicated gym room complete the first-floor accommodations.

The second floor houses two further spacious bedrooms, each with their own en-suite facilities, providing comfort and privacy for family or guests. An impressive cinema room awaits, ready to be outfitted with surround sound and a projector screen, offering the ultimate home entertainment experience. Additional storage space is conveniently located at the top of the stairs.

Situated within a private gated development of individually built executive homes, 3 The Cavendish offers a unique opportunity to experience bespoke luxury living in one of the region's most exclusive addresses.

#### **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 AIM making it accessible.

"The Cavendish" is the perfect opportunity to invest in a lux property.

#### **AGENTS NOTES:-**

- \* Built with a 7 year New Build Warranty.
- \* Under Floor Heating ground floor and Master en-suite.
- \* Anthracite Double glazing.\* Heating by Air Source Heat Pump.
- \* Solar panels with additional battery storage.
- \* Lusso Bathroom sanitary wear including 'Smart ' Toilet to master en-suite.
- \* Recently fitted blinds and curtains
- \* Air conditioning
- \* Electric Garage roller door. EV Charging point.
- \* External hot and cold water taps, power and surround lighting.
- \* Freehold.
- \* Council Tax:-

The property is subject to a community charge of £395.00inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### **VIEWINGS:**

Please don't hesitate to contact us today to potentially make this stunning property your forever home.

Via Robinsons Regency & Rural

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**The Cavendish Wynyard Park, Billingham, TS22 5FY**  
 Approximate Gross Internal Area  
 4880 sq ft - 453 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. 2024

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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