



RENNINGTON
— MEADOW —



WYNYARD HOMES

RENNINGTON

MEADOW

Rennington Meadow is an exclusive development of contemporary 4 bedroom detached homes situated in the rural village of East Rainton, on the outskirts of Durham. Each detached home has been designed to offer modern, luxurious living in a peaceful location. Its location offers the opportunity to surround yourself with beautiful countryside, with many pathways with access to observe wildlife in the nearby nature reserve. Enjoy the tranquility and peace, with connections to city life, and local amenities, close at hand.

East Rainton is located alongside the A690 between Sunderland and Durham, near Houghton-le-Spring. The name Rainton is thought to stem from the Anglo-Saxon 'Rennington'. The village is home to East Rainton cricket club, which was founded before 1851 and which has seen many successes throughout its long history. The Olde Ships Inn, became part of the award-winning 'Angelo's' restaurant chain, serving delicious

Italian cuisine. The Highfield Hotel contains a Thai restaurant and its bar is open to non-residents. Other village facilities include a small shop, East Rainton Primary School, the church of St Cuthbert, and the Methodist chapel. Rainton Meadows Nature Reserve and Visitor Centre is just six miles away. The centre and Wild Play area is open seven days a week and has a range of facilities including a coffee shop.



Rainton Meadows Nature Reserve

There is an excellent network of accessible pathways linking viewing areas that look across the lakes and wetlands, with areas of grassland and woodland completing the habitats on site. The wetlands and grasslands support a wide range of birds and over 200 species have been recorded. Native breed cattle are used to naturally manage the grasslands during the winter months, adding to the interest on site.

The Emirates Riverside Cricket Ground is 11 minutes by car, home to Durham County Cricket club and has hosted many international matches. For retail therapy, Dalton Park Shopping Outlet is a mere 12 minutes by car, with over 60 shops selling over 200 brands, cafes and eateries. And when you wish to pamper yourself, you can reach Ramside Hall Luxury Hotel and Spa in 8 minutes by car.



Attention to every single detail with appliances, lighting and flooring specified to the highest standard, each selected with careful consideration. 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.



RENNINGTON
MEADOW

SITE MAP

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.



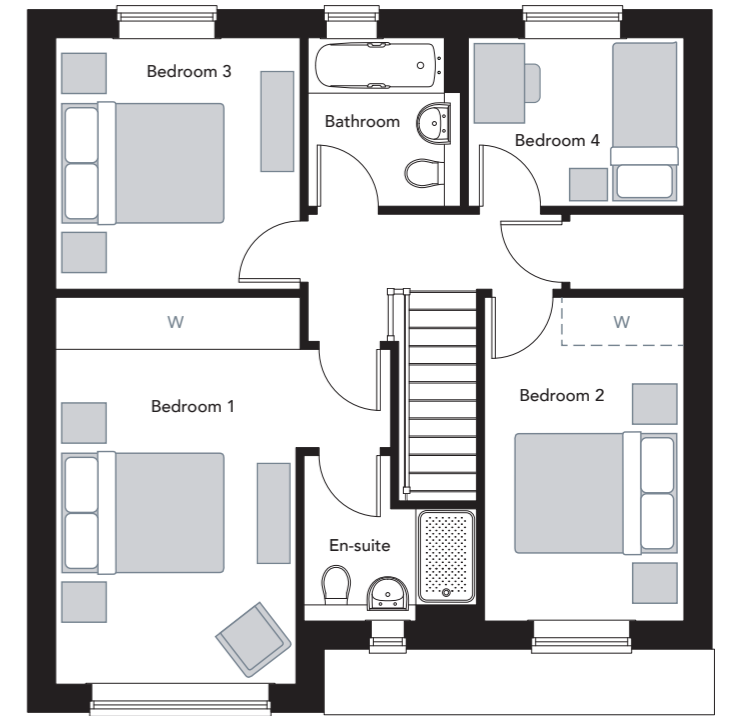
A spacious four bedroom detached house with an integral garage. A central hallway leads into the large front facing lounge, and into the rear kitchen/diner and snug area. French doors from the dining area access the garden to the rear. To the first floor there is a family bathroom, four sizable bedrooms, and master bedroom with en-suite.

CHILTERN



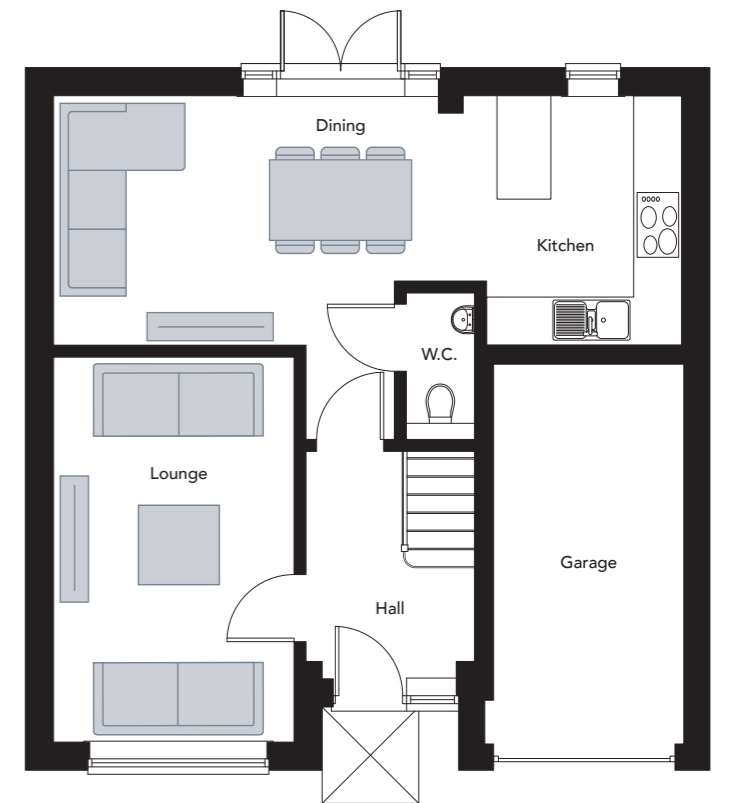
FIRST FLOOR

- Bedroom One**
4.86m x 4.20m / 15' 11" x 13' 9"
- En Suite**
2.18m x 2.00m / 7' 2" x 6' 7"
- Bedroom Two**
4.08m x 2.52m / 13' 5" x 8' 3"
- Bedroom Three**
3.17m x 3.09m / 10' 5" x 10' 2"
- Bedroom Four**
2.73m x 2.14m / 8' 11" x 7' 0"
- Bathroom**
2.14m x 1.93m / 7' 0" x 6' 4"



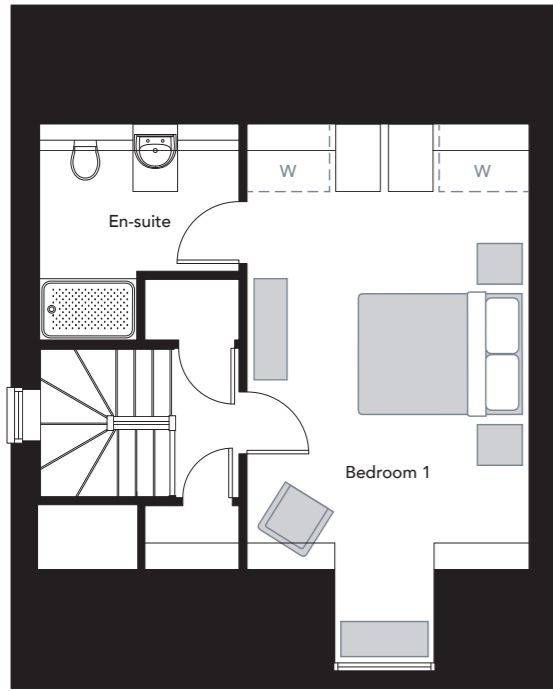
GROUND FLOOR

- Kitchen / Dining / Sitting**
7.89m x 3.16m / 25' 11" x 10' 4"
- Lounge**
4.85m x 3.05m / 15' 11" x 10' 0"
- WC**
1.88m x 0.90m / 6' 2" x 2' 11"
- Hall**
2.15m x 2.89m / 7' 0" x 9' 6"
- Garage**
4.91m x 2.39m / 16' 1" x 7' 10"



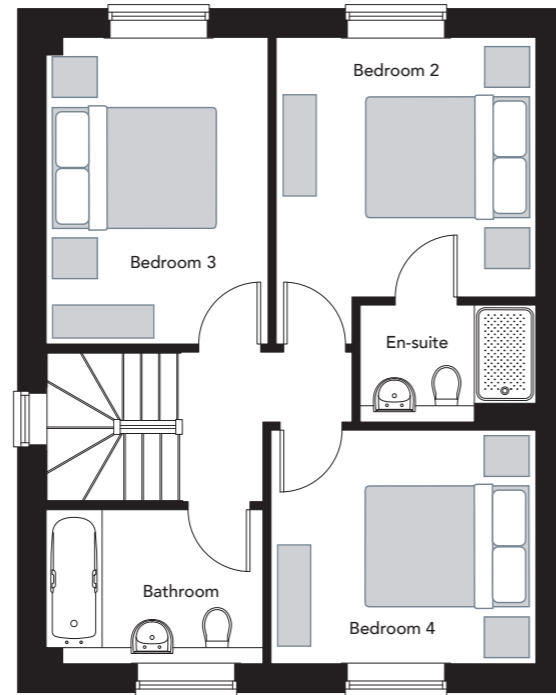
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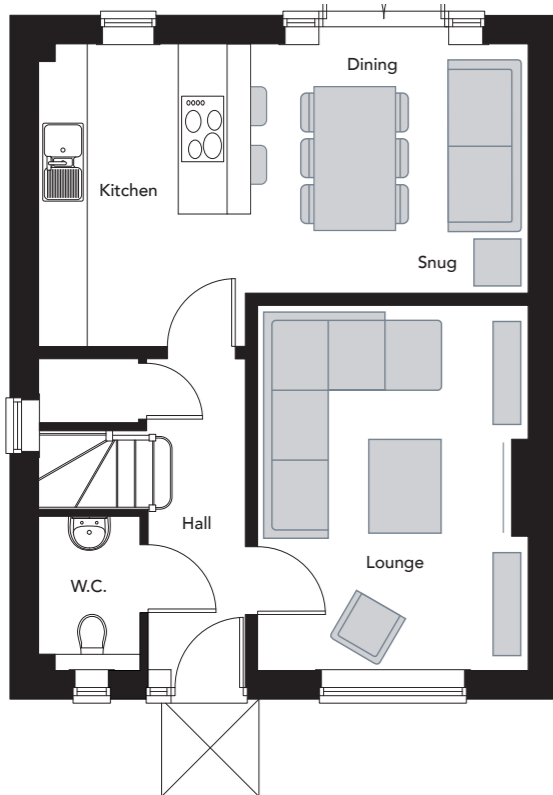
SECOND FLOOR

Bedroom One
3.52m x 6.62m / 11' 6" x 21' 8"
En Suite
2.57m x 2.65m / 8' 5" x 8' 8"



FIRST FLOOR

Bedroom Two
3.24m x 3.82m / 10' 7" x 12' 6"
En Suite
2.20m x 1.47m / 7' 3" x 4' 9"
Bedroom Three
3.82m x 2.77m / 12' 6" x 9' 1"
Bedroom Four
3.30m x 2.92m / 10' 10" x 9' 7"
Bathroom
2.71m x 1.94m / 8' 11" x 6' 4"



GROUND FLOOR

Kitchen / Dining / Snug
6.09m x 3.78m / 19' 11" x 12' 5"
Lounge
4.55m x 3.39m / 14' 11" x 11' 1"
Hall
1.24m x 3.89m / 4' 1" x 12' 9"
WC
1.29m x 1.94m / 4' 3" x 6' 4"



DALTON

A beautiful four bedroom townhouse with accommodation over three floors with a detached garage. Ground floor kitchen, dining and snug across the rear of the property with a separate lounge allow for a flexible living space. The first floor has three well-proportioned bedrooms serviced by the family bathroom. The top floor is a beautiful master bedroom suite with a Dormer window to the front aspect and generous en-suite.



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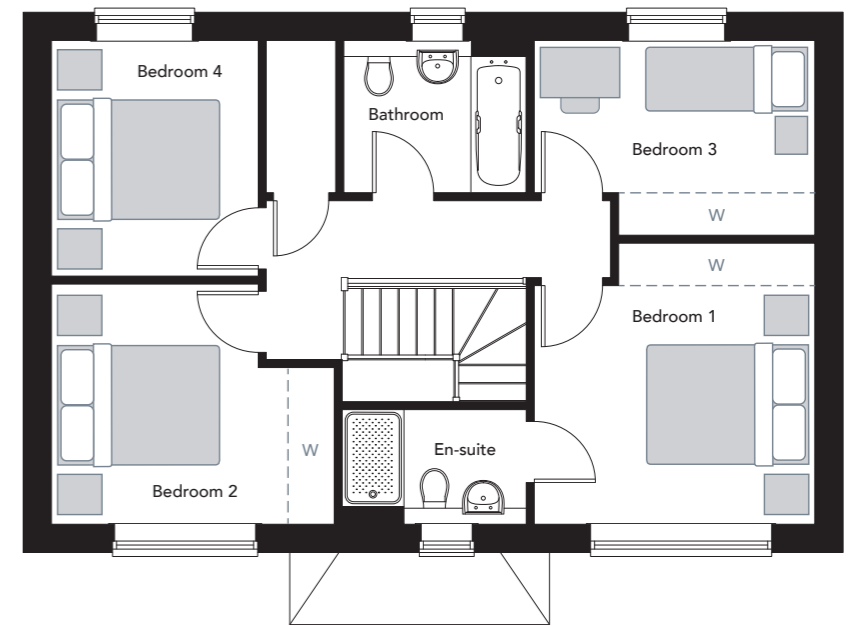
An attractive four bedroom detached house over two floors. The central hallway leads to the living room with aspect to front and rear, staircase, cloakroom and the large kitchen opens to the spacious diner and lounge area. French doors lead into the rear garden. To the first floor there are four spacious bedrooms with a family bathroom. The master bedroom benefits from an en-suite with double shower.

DURHAM



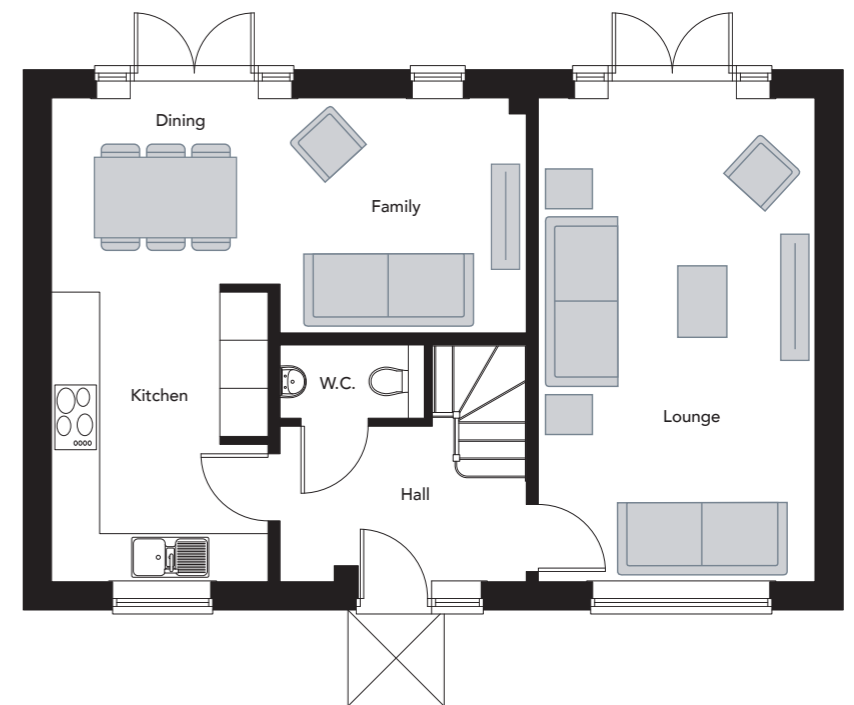
FIRST FLOOR

- Bedroom One**
3.54m x 3.54m / 11' 7" x 11' 7"
- En Suite**
2.32m x 1.40m / 7' 7" x 7' 12"
- Bedroom Two**
3.57m x 3.03m / 11' 8" x 9' 11"
- Bedroom Three**
3.54m x 2.47m / 11' 7" x 8' 10"
- Bedroom Four**
2.98m x 2.62m / 9' 9" x 8' 7"
- Bathroom**
2.30m x 1.85m / 7' 6" x 6' 0"



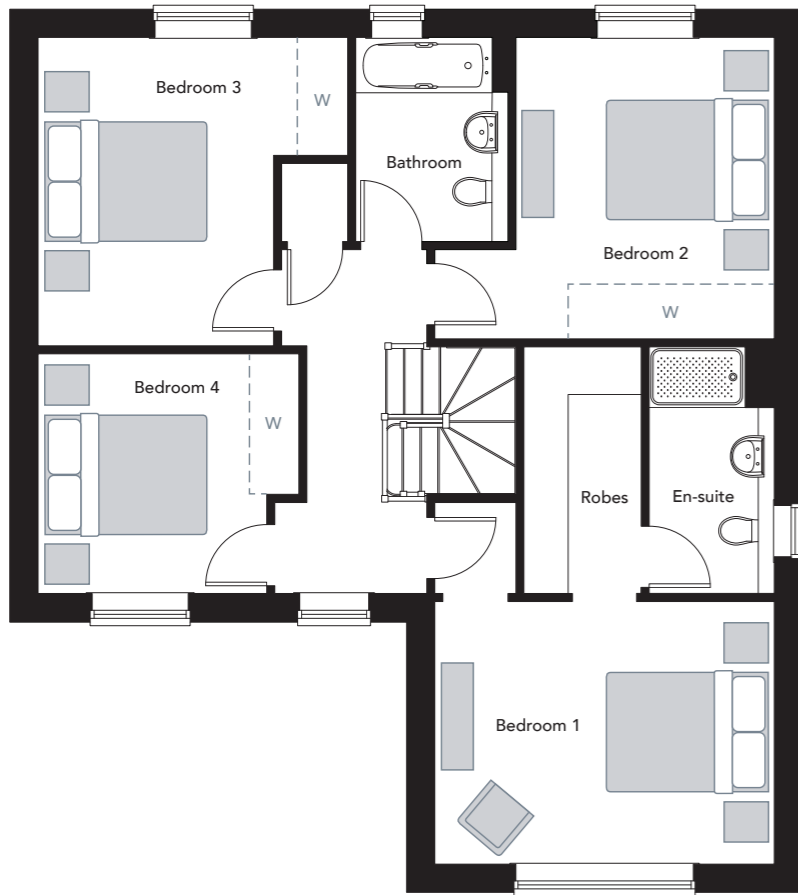
GROUND FLOOR

- Kitchen**
3.73m x 2.75m / 12' 3" x 9' 0"
- Dining / Family**
5.97m x 2.97m / 19' 7" x 9' 9"
- Lounge**
6.09m x 3.50m / 19' 11" x 11' 6"
- Hall**
3.12m x 1.90m / 10' 2" x 6' 3"
- WC**
0.95m x 1.85m / 3' 1" x 6' 0"



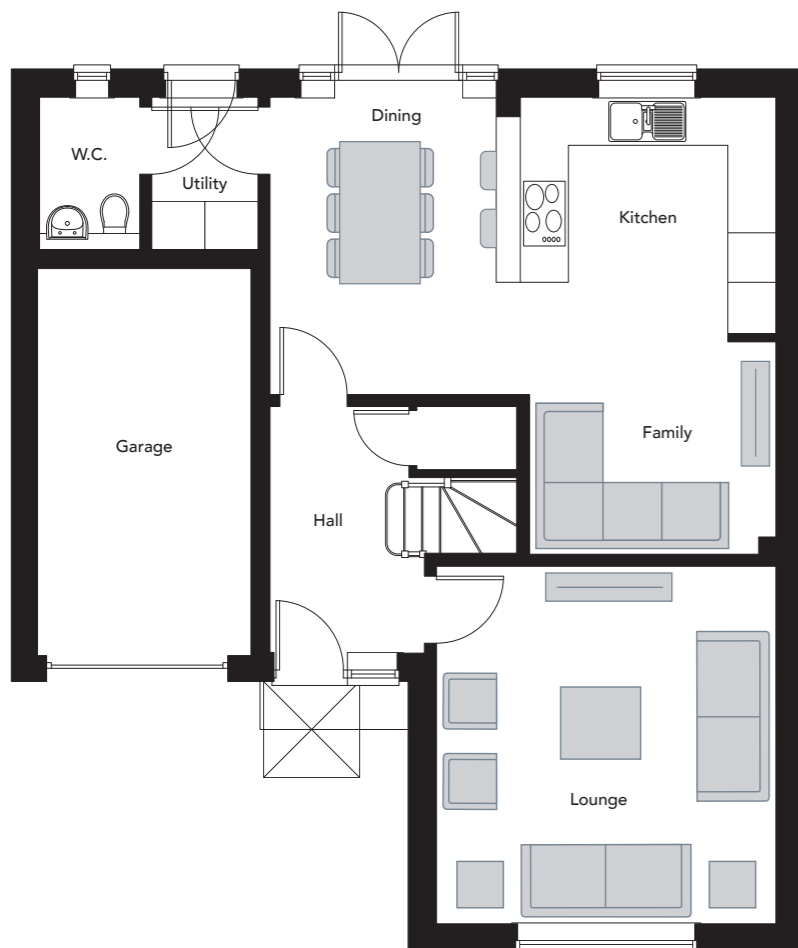
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FIRST FLOOR

- Bedroom One**
4.55m x 4.29m / 14' 11" x 14' 1"
- Robes**
3.10m x 1.49m / 10' 2" x 4' 11"
- En Suite**
3.10m x 1.60m / 10' 2" x 5' 3"
- Bedroom Two**
4.27m x 3.80m / 14' 0" x 12' 5"
- Bedroom Three**
3.90m x 3.88m / 12' 9" x 12' 8"
- Bedroom Four**
3.34m x 3.03m / 10' 11" x 9' 11"
- Bathroom**
2.56m x 1.93m / 8' 5" x 6' 4"



GROUND FLOOR

- Kitchen / Dining / Family**
6.36m x 5.75m / 20' 10" x 18' 10"
- Utility**
1.95m x 1.38m / 6' 4" x 4' 6"
- WC**
1.95m x 1.30m / 6' 4" x 4' 3"
- Lounge**
4.51m x 4.29m / 14' 8" x 14' 1"
- Hall**
3.23m x 1.98m / 10' 6" x 6' 6"
- Garage**
5.00m x 2.39m / 16' 5" x 7' 10"



HORTON

An impressive and extremely spacious four bedroomed detached house with an integral garage. The living room is accessed from the entrance hallway and is situated to the front elevation of the property. An expansive kitchen, dining and family room extends across the rear of the property with useful utility room and WC. There are French doors from the kitchen/diner to the garden. Four spacious bedrooms compliment the first floor. The master bedroom has en-suite facilities and a dressing room. The family bathroom and further storage cupboard are both accessed from the landing, which has a large feature window to the front elevation.



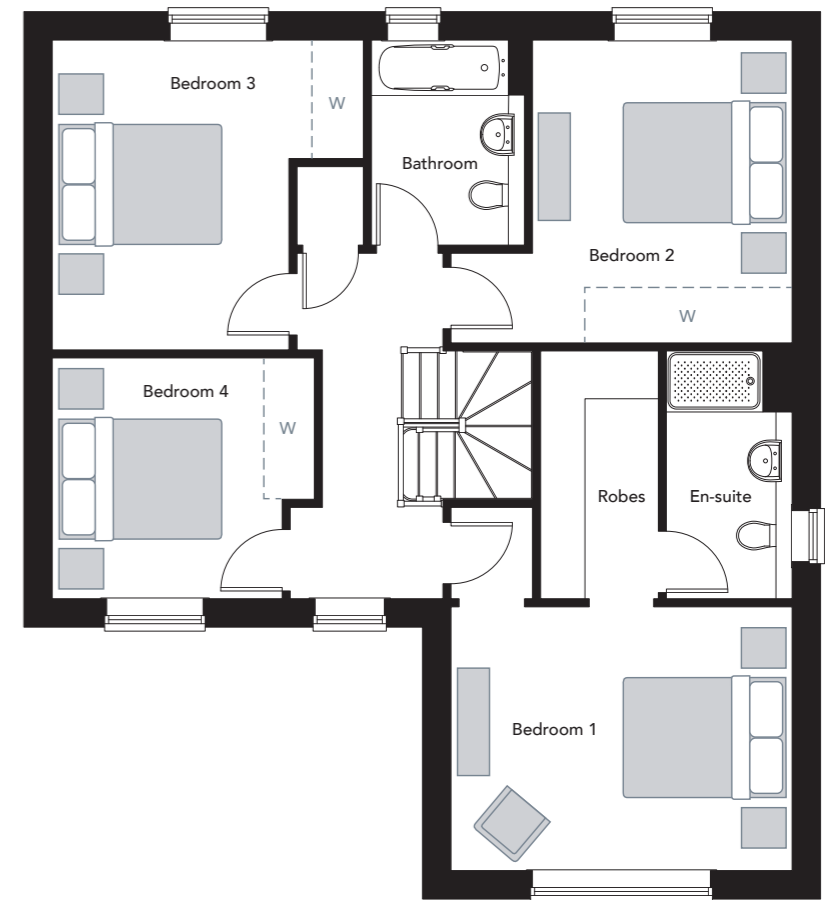
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A beautiful four bedroomed detached house with a integral garage. The lounge is situated to the front elevation of the property. At the rear a spacious kitchen/diner with snug area allows for indoor/outdoor living. Upstairs a large feature window to the front elevation leads to four spacious bedrooms on the first floor and a family bathroom. The master bedroom has en-suite facilities and a dressing room.

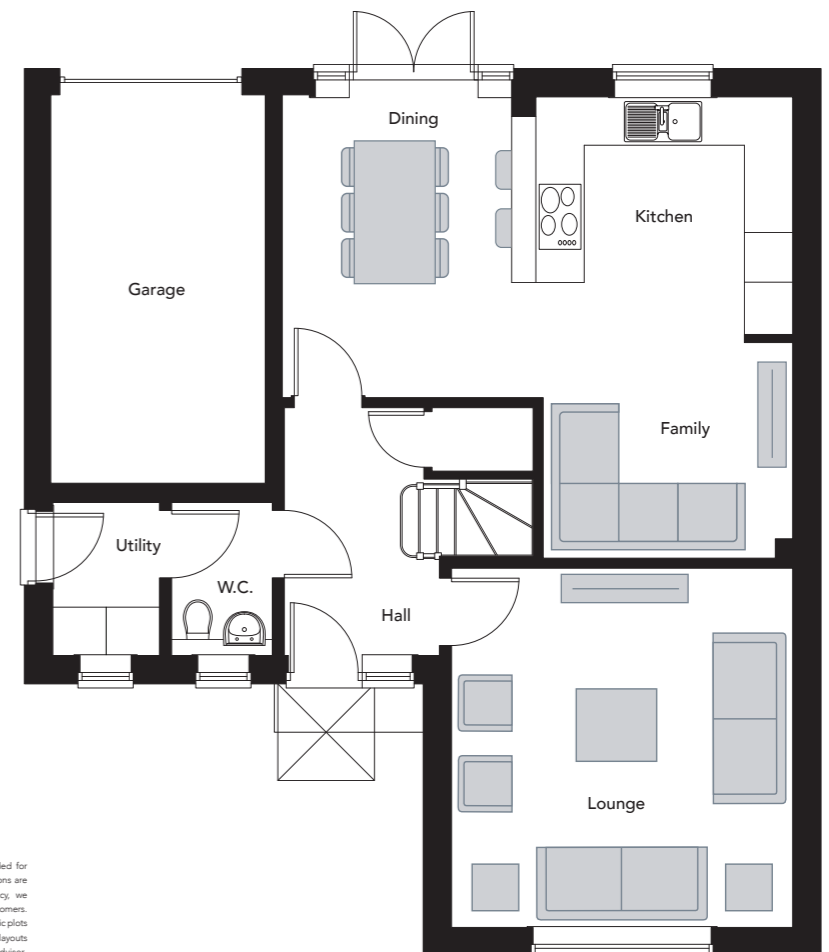
FIRST FLOOR

- Bedroom One**
4.55m x 4.29m / 14' 11" x 14' 1"
- Robes**
3.10m x 1.49m / 10' 2" x 4' 10"
- En Suite**
3.10m x 1.60m / 10' 2" x 5' 3"
- Bedroom Two**
4.27m x 3.80m / 14' 0" x 12' 6"
- Bedroom Three**
3.90m x 3.88m / 12' 9" x 12' 8"
- Bedroom Four**
3.34m x 3.03m / 10' 11" x 9' 11"
- Bathroom**
2.56m x 1.93m / 8' 5" x 6' 4"



GROUND FLOOR

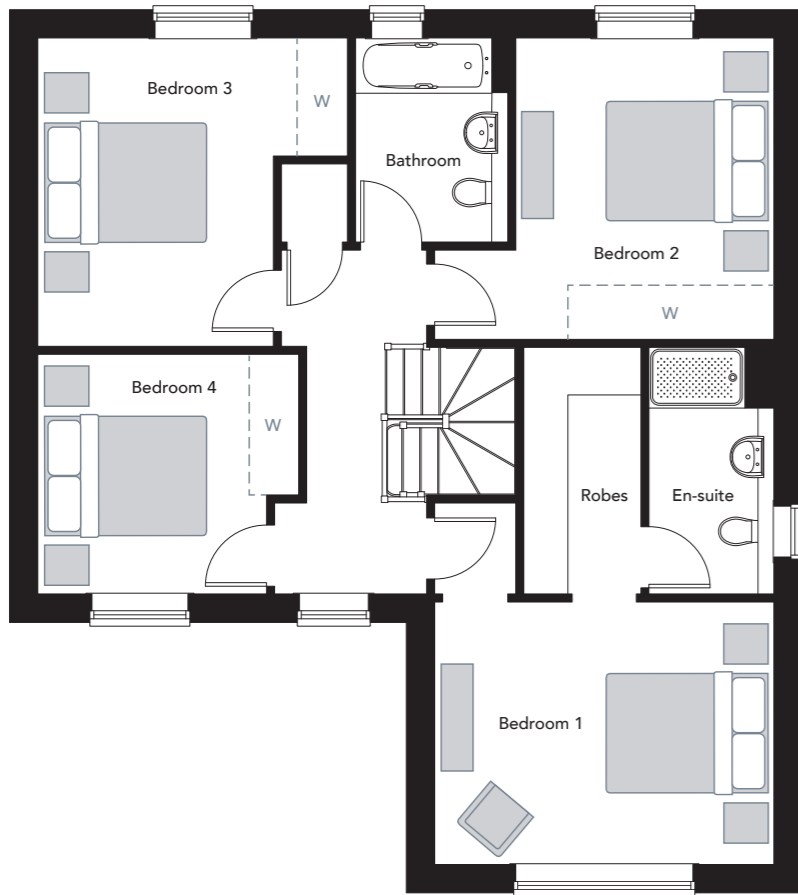
- Kitchen / Dining / Family**
6.36m x 5.75m / 20' 10" x 18' 10"
- Lounge**
4.51m x 4.29m / 14' 9" x 14' 1"
- Hall**
3.23m x 1.98m / 10' 7" x 6' 6"
- WC**
1.95m x 1.30m / 6' 4" x 4' 3"
- Utility**
1.95m x 1.38m / 6' 4" x 4' 6"
- Garage**
5.00m x 2.39m / 16' 5" x 7' 10"



SHERATON

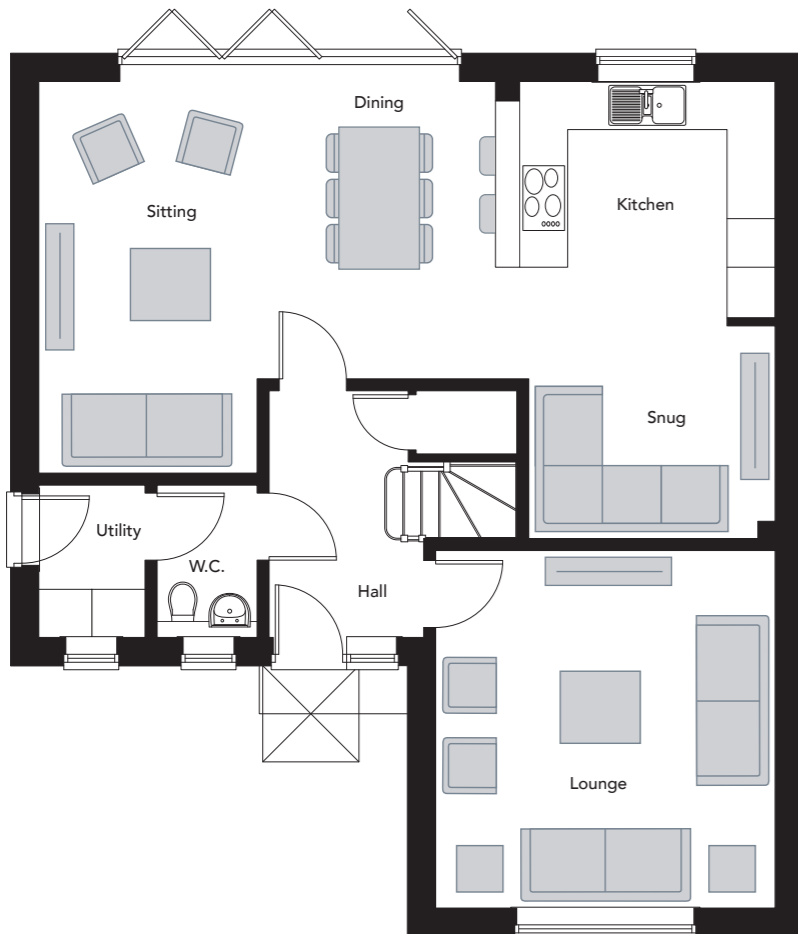


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FIRST FLOOR

- Bedroom One**
4.55m x 4.29m / 14' 11" x 14' 1"
- Robes**
3.10m x 1.49m / 10' 2" x 4' 10"
- En Suite**
3.10m x 1.60m / 10' 2" x 5' 3"
- Bedroom Two**
4.27m x 3.80m / 14' 0" x 12' 6"
- Bedroom Three**
3.90m x 3.88m / 12' 9" x 12' 8"
- Bedroom Four**
3.34m x 3.03m / 10' 11" x 9' 11"
- Bathroom**
2.56m x 1.93m / 8' 4" x 6' 4"



GROUND FLOOR

- Kitchen / Dining / Sitting / Snug**
9.24m x 5.75m / 30' 3" x 18' 10"
- Lounge**
4.51m x 4.29m / 14' 9" x 14' 1"
- Hall**
3.23m x 1.98m / 10' 7" x 6' 6"
- WC**
1.95m x 1.30m / 6' 4" x 4' 3"
- Utility**
1.95m x 1.38m / 6' 4" x 4' 6"



THORNLEY

A stunningly spacious four bedroomed detached house. The large lounge is accessed from the entrance hallway and is situated to the front elevation of the property. Past the utility and WC at the rear are the spacious kitchen/snug area and an expansive open plan sitting and dining area. There are bi-fold doors from the sitting/dining area. Upstairs from the hallway, with a feature window on the landing there are four spacious bedrooms and family bathroom. The master bedroom benefits from en-suite facilities and a dressing room.

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For all sales enquiries please call 07715 902 826
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