



# THE CAVENDISH

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NUMBER 20

WYNYARD PARK



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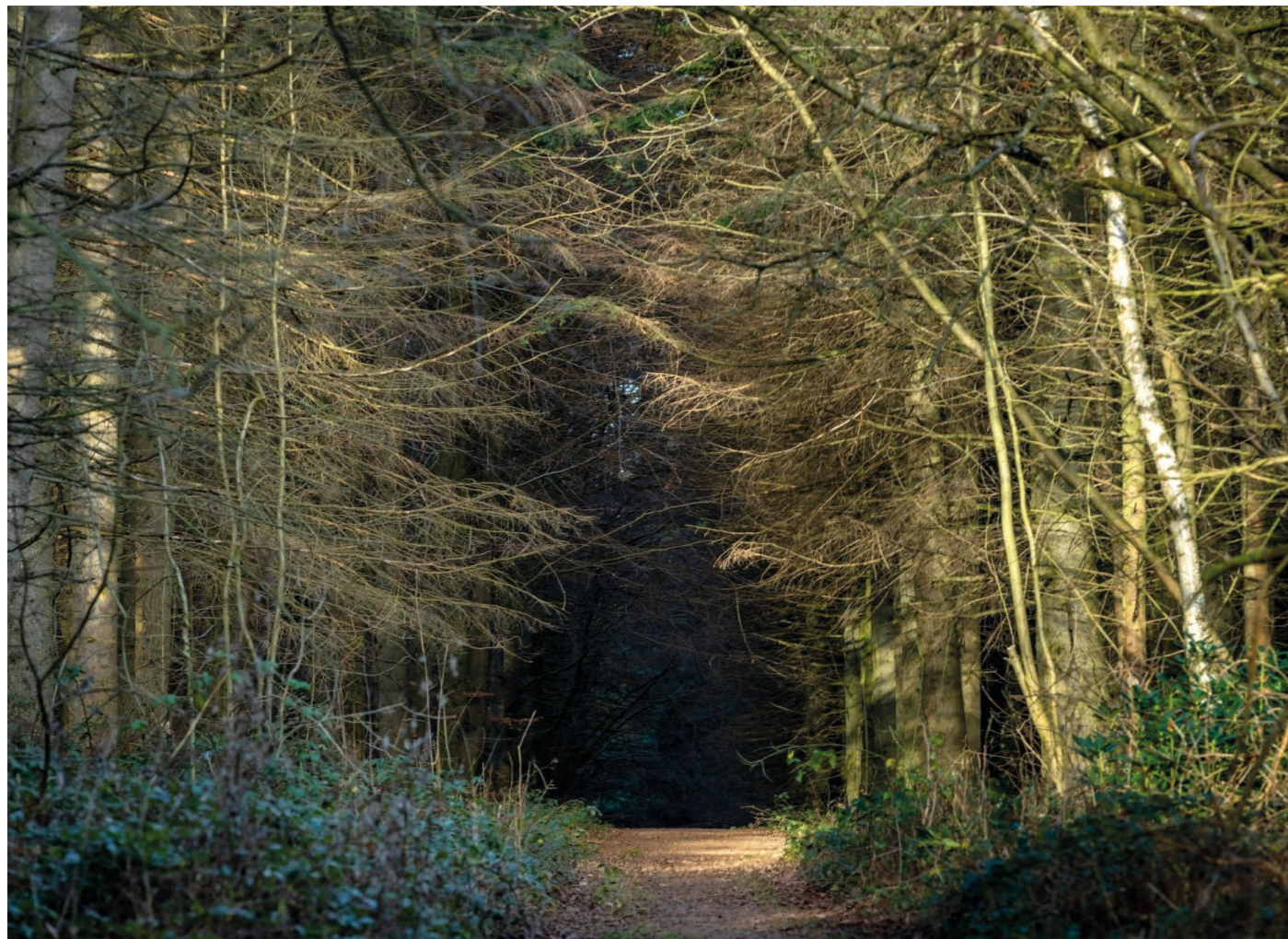
## SECLUDED LUXURY AT WYNARD PARK

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Wynyard Park is an exclusive, luxury estate set to a backdrop of rolling countryside and secluded woodland, located alongside the historic Wynyard Hall.

The estate has been granted Garden Village status, a government recognised concept by Homes England, for distinct, self contained communities. As such the community continues to grow and support the garden village vision with new amenities and facilities in progress to deliver a vibrant and well supported community.

The village is surrounded by the picturesque Northeast of England, with breath taking landscapes, vibrant communities, and a wealth of amenities that cater to your every need. Whether you seek tranquillity by the coast or the allure of bustling city life, Wynyard is the perfect setting for your dream home.





# THE LOCAL AREA



Wynyard already benefits from a village store, local pub and other village amenities as well as an excellent golf course and Wynyard Hall. The Garden Village will soon benefit from a new supermarket, primary school, further pub and eateries. There is an active travel network being built around Wynyard which is ideal for getting the family out and about.

Several highly regarded schools are within easy reach of the area including the local, outstanding ofsted-rated, Wynyard Primary school. First class independent schools are close near with Red House, in Norton, approx. 15 minutes away and there is a bus service for Yarm School.



The area is thriving with cultural and culinary delights. Culture vultures and history buffs can indulge in the many castles, stately homes and historic locations. The region is filled with picturesque market towns and villages with great restaurants and popular country pubs.



Just within a short drive there are many coastal or countryside highlights to enjoy. Outdoor lovers are spoilt for choice amongst the rich coastline of the northeast or the national parks of the Yorkshire Moors and the Pennines.





# KEY AREAS

## SCHOOLS

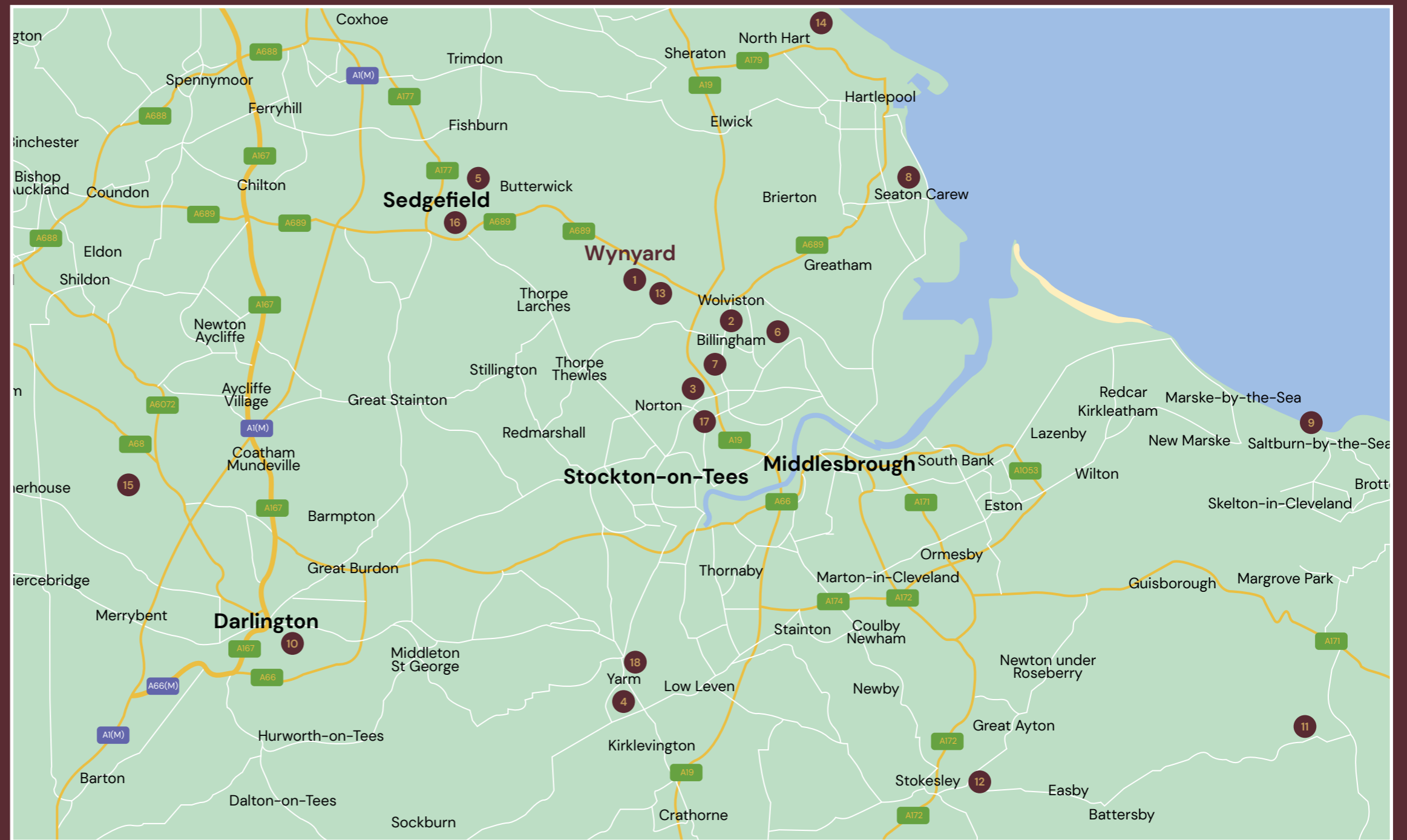
1. Wynyard Primary School
2. Wolviston Primary School
3. Red House School
4. Yarm School
5. Sedgefield School
6. St Michaels Academy
7. Northfield High School

## PLACES OF INTEREST

8. Seaton Carew Beach
9. Saltburn-by-the-sea Beach
10. Darlington Train Station
11. North Yorkshire Moors

## LIFESTYLE

12. Stokesley
13. Wynyard Golf Club
14. Hartlepool Golf Club
15. The Raby Hunt
16. The Impeccable Pig
17. Norton High Street
18. Yarm High Street



## OUR APPROACH - MODERN LUXURY

Our Wynyard homes are built in keeping with the idyllic aesthetic of Wynyard Park. These homes are built to blend high specifications, required to meet the demands of a modern family life, with the quality and benefits of the most up to date building practices.

In addition to the luxury finishes, the houses are equipped with all modern requirements such as Cat 6 data cabling through out, underfloor heating for added comfort, smart control systems for heating and connected entry systems so that you can talk to visitors even when you are not at home.

The houses are well appointed to utilise the large space available. Fitted with showstopping, generously equipped kitchens with ample space to entertain, multiple large reception rooms and en-suite bathrooms for most rooms.





# THE CAVENDISH

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## DIMENSIONS

<b>KITCHEN</b> 4.5m x 8.0m (14'8 x 26'2)	<b>GARAGE</b> 9.0m x 5.5m (29'5 x 18'0)	<b>BEDROOM 4</b> 3.6m x 7.0m (11'8 x 23'0)
<b>DINING ROOM</b> 6.3m x 4.0m (21'3 x 13'1)	<b>MASTER BEDROOM</b> 4.5m x 6.2m (14'8 x 20'3)	<b>BEDROOM 5</b> 3.6m x 4.5m (11'8 x 14'8)
<b>LOUNGE</b> 4.5m x 10.6m (14'8 x 34'8)	<b>BEDROOM 2</b> 4.5m x 3.5m (14'8 x 11'5)	<b>BEDROOM 6/SNUG</b> 4.5m x 3.2m (14'8 x 10'5)
<b>STUDY/SNUG</b> 4.5m x 4.1m (14'8 x 13'5)	<b>BEDROOM 3</b> 4.5m x 3.2m (14'8 x 10'5)	<b>GAMES ROOM</b> 9.0m x 3.2m (29'5 x 18'1)

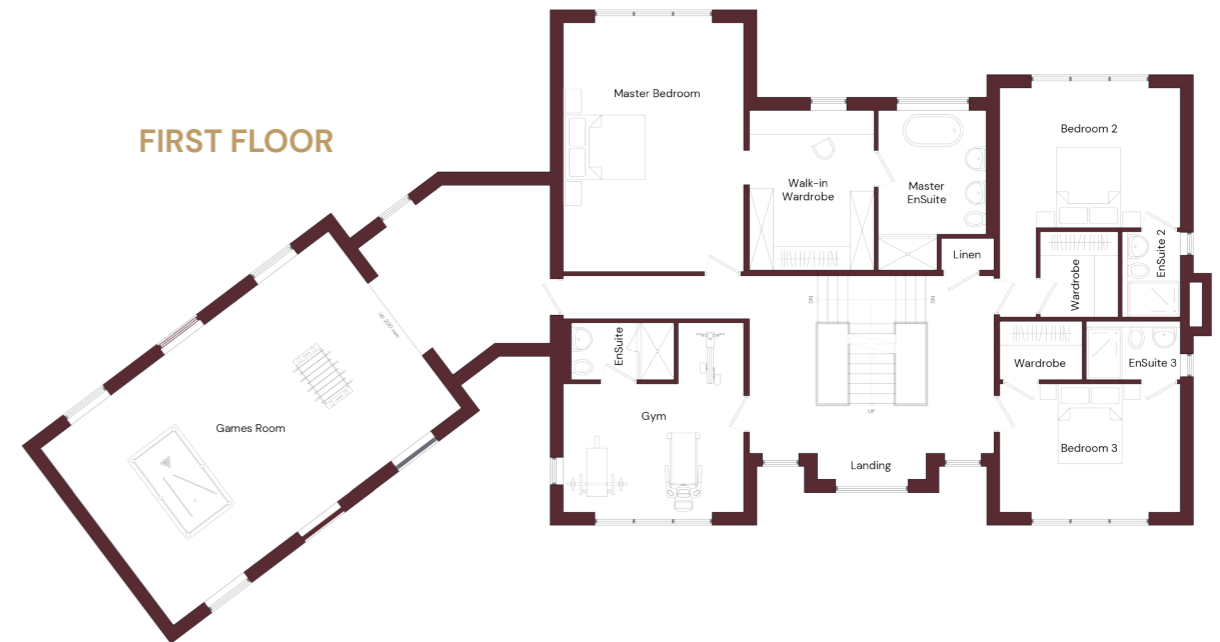
M<sup>2</sup>:607 (Sq Ft: 6,531)

\*Inclusive of Garage 50m<sup>2</sup> (538 Sq Ft)

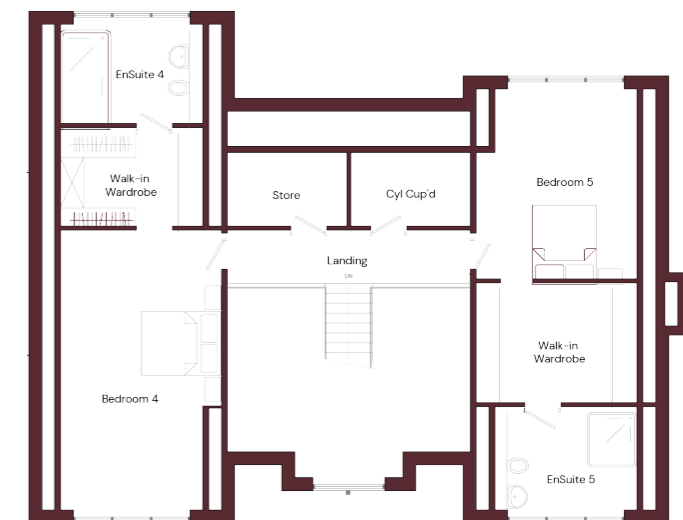
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



# SPECIFICATION

## EXTERNAL

Handmade bricks and tiles offer a traditional build and we use render where appropriate to add a contemporary feel. The houses benefit from very high levels of insulation in the outer walls and roof and ultra-modern double glazing and composite doors to ensure heat loss is minimal. Modern touches like weathershield external sockets and external lighting add something extra.

## LANDSCAPING

Generous patios, turfed gardens and planted borders surround the house.

## ENERGY EFFICIENCY AND SUSTAINABILITY

Our houses are built to meet the latest, demanding energy efficiency standards including exceptional thermal insulation throughout.

## LIGHTING

Energy efficient LED downlights and ceiling pendants with mood lighting in main reception rooms.

## FLOOR COVERING

The floor is covered with high quality engineered wood flooring, perfect for the underfloor heating installed on the ground floor. The other floors are covered with luxury carpet apart from the bathrooms which will have a tiled floor suitable to maximise the benefit of their heated floors.

## KITCHEN

The bespoke kitchens are built with the highest quality materials and state of the art appliances. Utility rooms are fitted with a matching range of cabinets and work tops.

## BATHROOMS

Lusso fitted bathrooms provide a luxury feel enhanced by unique designs to optimise use of space. Heated floors and towel radiators complete the first class specification.

## HEATING

Modern air source heat pumps supported by gas boilers provide the most effective and energy efficient heating available via underfloor heating on the ground floor and radiators on the upper floors. Room by room controls and smart technology connections ensure optimum control and energy efficiency.

## WINDOWS AND DOORS

Bespoke double glazed, energy efficient windows and composite doors help our houses to meet the highest energy efficiency standards. Slimline bi-fold doors allow access to the patio and garden.

## HOME AUTOMATION AND SECURITY

Cat6 data cabling ensures future proofing for home control technologies and ensures high speed internet connections can be used to their full, ultra high speed capacity. Each home is also fitted with an integrated alarm system.





As property developers and contractors, we provide a full range of high end residential construction services for both private clients and property investors.

Operating across the North of England we build luxury, family homes that last. We have experience in all property types from re-developing listed buildings in conservation areas to building modern, contemporary designs from scratch.

A family run business with over 20 years experience, we define ourselves by integrity, quality and accountability. We're proud of our reputation and the homes we build.





