



Charles Church at Wynyard Estate

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Our star rating
We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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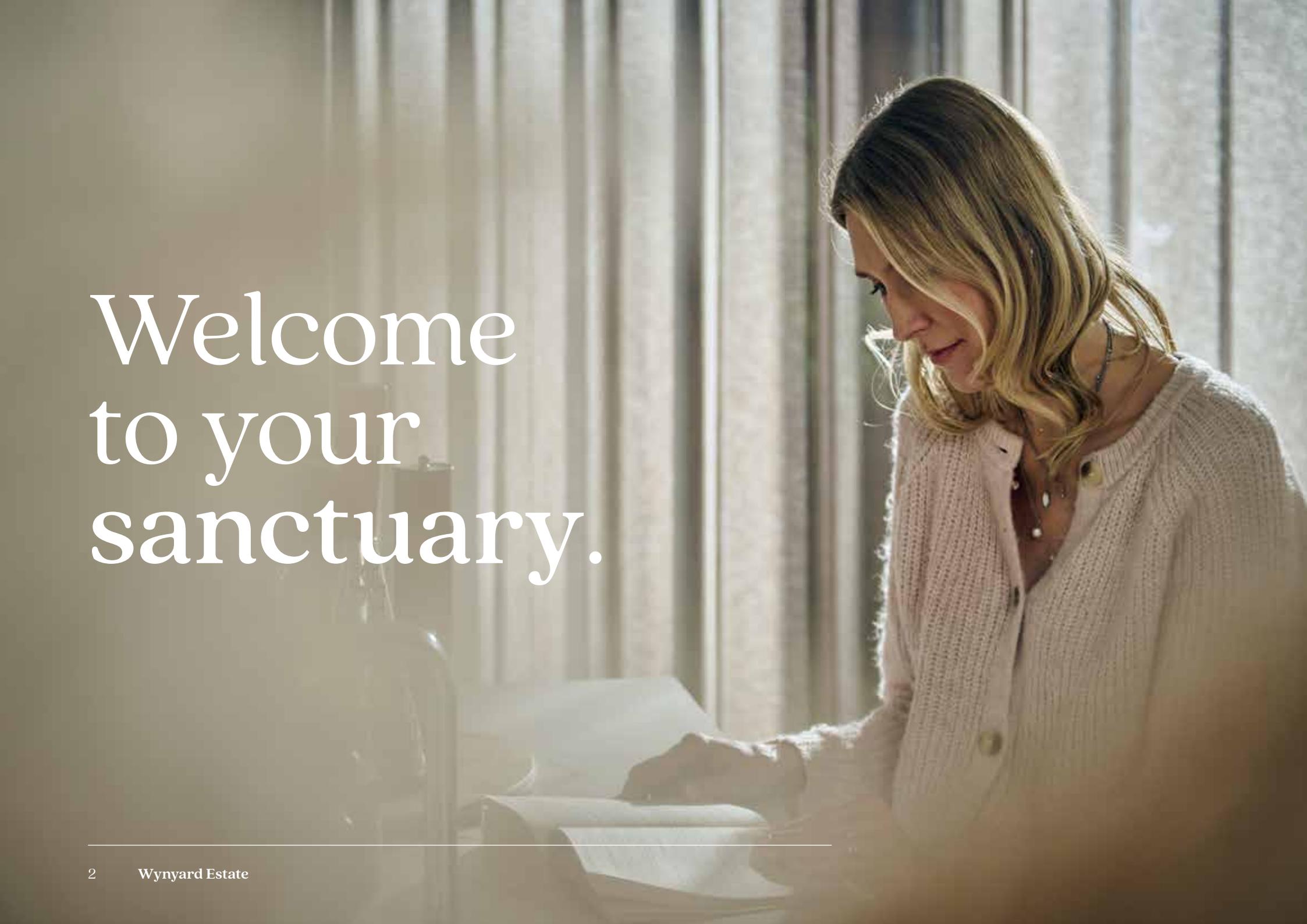
Find your sanctuary at
**Charles Church at
Wynyard Estate**

Wynyard, County Durham

3, 4 & 5-bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Wynyard Estate is our stunning collection of three, four and five-bedroom homes set in the magnificent grounds of Wynyard Estate

The development is ideally situated if you're looking for an area where you can enjoy a host of activities such as walking, cycling, golf and leisure facilities. For those who enjoy a game of golf, the Wynyard Club Golf course is within walking distance.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

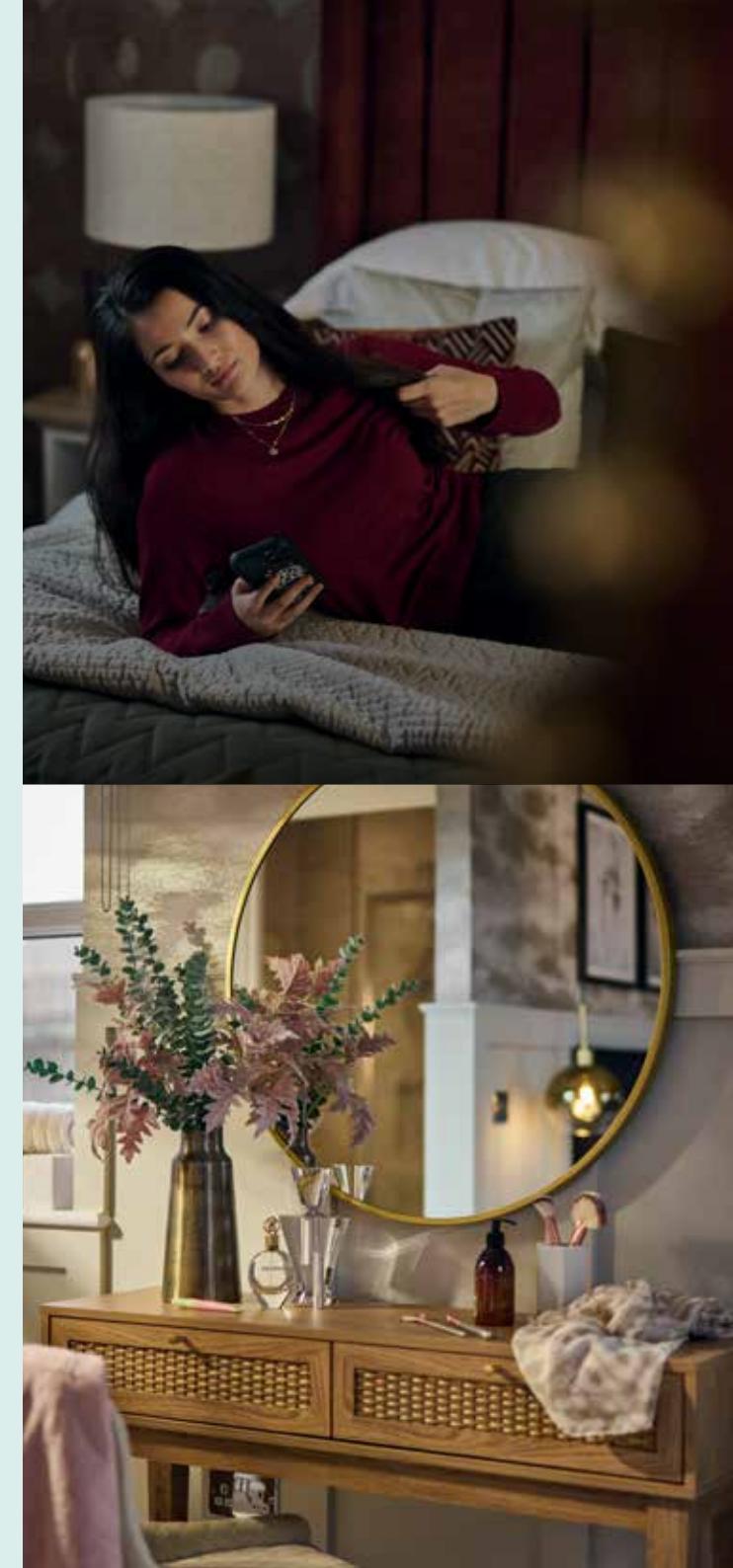
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

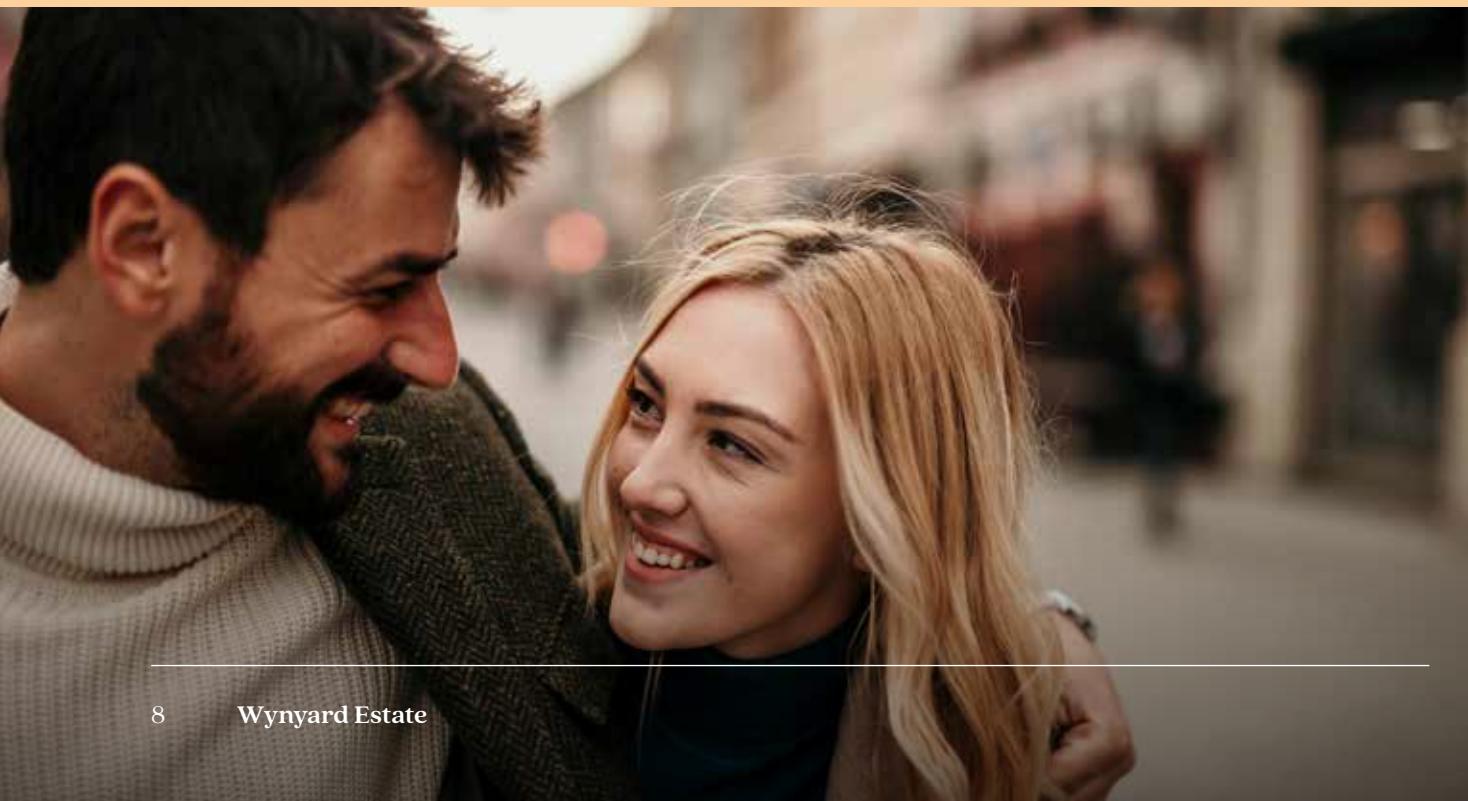
With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





Discover your happy place.



Wynyard Estate. The perfect place to live and grow.

Set in a scenic location, Wynard Estate is a stunning collection of energy-efficient 3, 4 and 5-bedroom homes.

Our development is set in the magnificent grounds of Wynyard Estate – once home to the Marquesses of Londonderry – which is now a luxury hotel, spa and restaurant. Located in the sought-after area of Wynyard, with stunning surrounding woodland and walks, the development is ideally situated if you’re looking for an area where you can enjoy a host of activities such as walking, cycling, golf and leisure facilities. For those who enjoy a game of golf, Wynyard Club Golf is within walking distance.

Close to home is Wynyard Village, where you’ll find a handy range of amenities including a grocery store, pharmacy, dentist, salon, pub, restaurant and cafe. Teesside Park in Stockton is around 9 miles away, where there’s a host of major high street names.

Teesside Park also has a range of restaurants, as well as a multi-screen cinema and bowling. The historic city of Durham is less than 20 miles away and offers a wealth of shops, cafes, restaurants and entertainment venues.

For those who like staying active, Tees Barrage is just 9 miles from Wynyard and is perfect for an exciting day on the water. Wynyard itself is an ideal location for scenic walks, runs and bike rides and you'll have easy access to the Castle Eden Walkway.

There are a variety of schools close by. Wynyard C of E Primary School is just a short walk from the development and Northfield School and Sports College is within 3 miles. There are two independent schools in the area also; Red House School is 5 miles away and Yarm School is 10 miles from the development.

Teesside airport is approximately a 30-minute drive away and you can typically reach Newcastle International Airport within a one-hour drive. Living in Wynyard means you have easy access to the A19 both north and south and the A66 east and west; making travel to Darlington, Durham or Stockton railway stations easy.



Find your sanctuary at
Wynyard Estate



Wynyard Estate site plan.

3 Bedroom Homes

- 📍 The Studland

4 Bedroom Homes

- 📍 The Sandwood
- 📍 The Hasting
- 📍 The Bamburgh
- 📍 The Lancombe
- 📍 The Hollicombe
- 📍 The Seacombe
- 📍 The Heysham

5 Bedroom Homes

- 📍 The Kingsand
- 📍 The Walcott
- 📍 The Torrisdale
- 📍 The Newhaven



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.

Discover a home you adore in every detail.







The Studland

3-bedroom home



Features

 3x Bedrooms

 1x Bathroom

 1x En suite

 Bi-fold doors

 A garage and a parking space

 EV charging point

The Studland is a beautiful three-bedroom modern home with an en suite to bedroom one. It's ideal for family life and entertaining, as downstairs there's an open plan kitchen/dining room that features bi-fold doors to the garden. On the ground floor, there's also a WC, utility room with and two handy storage cupboards.

 B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/ Dining room

5.40 x 4.44m

Bedroom 1

3.95 x 3.32m

Living room

4.52 x 3.32m

Bedroom 2

4.75 x 3.32m

Bedroom 3

2.85 x 2.66m



First floor

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The Sandwood

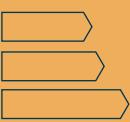
4-bedroom home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Integral garage
-  Bi-fold doors
-  EV charging point

The Sandwood gives careful thought to practical, as well as attractive family friendly space. The integral garage has internal access via the utility room, and the kitchen/dining room has bi-fold doors to the garden. With a family bathroom and four bedrooms – three of which benefit from en suites – there's plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.

 **B [91]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.47 x 3.10m
Living room	4.99 x 3.39m



First floor

Bedroom 1	5.20 x 3.47m
Bedroom 2	4.87 x 3.36m
Bedroom 3	3.37 x 3.26m
Bedroom 4	2.93 x 2.89m

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The Hasting

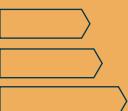
4-bedroom home



Features

-  4 x Bedrooms
-  1x Bathroom
-  1x En suite
-  1x Study
-  EV charging point

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of French doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

 **B [91]**
Energy
Efficiency Rating



Ground floor

Kitchen	3.24 x 3.21m	Bedroom 1*	4.43 x 3.18m
Family room	4.87 x 2.56m	Bedroom 2	4.44 x 2.61m
Living room	4.89 x 3.24m	Bedroom 3	3.05 x 2.55m
Dining room	3.51 x 2.57m	Bedroom 4	2.81 x 2.80m
		Study	2.56 x 2.08m



First floor

(* Maximum dimensions)

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The Bamburgh

4-bedroom home



Features



The Bamburgh is an ideal four-bedroom family home. There's a spacious and bright open-plan kitchen/snug/dining room with bi-fold doors taking you out into the garden. The separate living room offers a calm place to relax and the downstairs WC and utility is an ever-useful feature. Upstairs, there are four bedrooms and bedroom one benefits from an en suite and dressing area, there's also plenty of handy storage cupboards and modern family bathroom.

B [91]
Energy
Efficiency Rating



Ground floor

Kitchen/Snug	3.83 x 2.83m	Bedroom 1	3.88 x 3.35m
Dining room	3.61 x 3.11m	Bedroom 2	3.88 x 3.61m
Living room	5.35 x 3.88m	Bedroom 3	3.21 x 2.72m
		Bedroom 4	2.98 x 2.72m



First floor

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The Lancombe

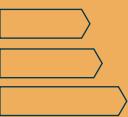
4-bedroom home



Features

-  4 x Bedrooms
-  1x Bathroom
-  1x En suite
-  1x Study
-  Bi-fold doors
-  EV charging point

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

 **B [91]**
Energy
Efficiency Rating



Ground floor

Kitchen/Famiy room*	8.56 x 4.25m	Bedroom 1	3.83 x 3.50m
Living room	4.37 x 3.52m	Bedroom 2	3.44 x 2.85m
Dining room	3.95 x 2.81m	Bedroom 3	3.96 x 2.54m
(* Maxmimum dimensions)			Bedroom 4
			3.73 x 2.52m
			Study
			2.54 x 1.89m



First floor

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The Hollicombe

4-bedroom home



Features

 4 x Bedrooms

 1x Bathroom

 2 x En suites

 Integral garage

 Bi-fold doors

 EV charging point

The four-bedroom Hollicombe is stylish and practical and has been designed to suit family life. There's a bright front-aspect living room with a bay window and an open-plan kitchen/family room - this cheerful room has bi-fold doors leading out to the garden. Upstairs, bedroom one has its own en suite. Bedrooms two and three share a Jack and Jill en suite. There is also a good-sized family bathroom.

 B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	8.95 x 3.43m	Bedroom 1	4.47 x 3.54m
Living room	4.32 x 3.55m	Bedroom 2	3.86 x 3.19m
		Bedroom 3	3.74 x 3.21m
		Bedroom 4	3.73 x 3.03m



First floor

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The Seacombe

4-bedroom home



Features

 4 x Bedrooms

 1x Bathroom

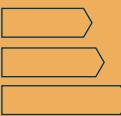
 2 x En suites

 Bi-fold doors

 EV charging point

 1x Dressing area

The Seacombe is a superb detached four-bedroom family home which balances an open-plan kitchen/dining room/snug – with bi-fold doors leading into the garden – with a separate living room. It's also got a separate utility room with outside access, a downstairs WC and built-in storage cupboards. Four generous-sized bedrooms, including an en suite and dressing area to bedroom one, and a Jack and Jill en suite to bedrooms three and four. The modern family bathroom and further built-in storage make up the first floor.

 **B [91]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.93 x 5.51m	Bedroom 1	4.23 x 2.91m
Living room	4.67 x 4.22m	Bedroom 2	3.63 x 3.10m
Snug	2.99 x 2.67m	Bedroom 3	4.02 x 2.65m



First floor

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The Heysham

4-bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

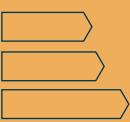
 1 x Study

 Bi-fold doors

 EV charging point

 1 x Dressing area

The Heysham is a four-bedroom home that's designed for modern family life. There's a spacious living room and a lovely kitchen/dining room both with bi-fold doors leading into the garden. There's a separate study and the other practical features are the downstairs WC, utility room, storage cupboards, en suite and dressing area to bedroom one. For a growing family, the en suite and four good-sized bedrooms will be much appreciated.

 B [91]
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room

7.37 x 3.88m

Bedroom 1

3.98 x 3.11m

Family room

3.36 x 3.32m

Bedroom 2

3.98 x 3.11m

Living room

5.44 x 3.95m

Bedroom 3

3.32 x 2.98m

Study

3.88 x 1.83m

Bedroom 4

3.98 x 1.99m

First floor

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The Kingsand

5-bedroom home



Features

 5 x Bedrooms

 1x Bathroom

 3 x En suites

 EV charging point

 Bi-fold doors

 1x Dressing area

The Kingsand is a stunning five-bedroom detached home set over three floors. There's an impressive open-plan kitchen/dining/family room with bi-fold doors leading out to the garden. The front aspect living room is spacious and bright and there's a handy downstairs WC and utility room with outside access. Bedroom one, four and five all have en suites and bedroom one also benefits from a dressing area.



Ground floor

Kitchen/Dining room	6.25x 3.37m
Family room	4.11 x 3.75m
Living room	4.02 x 3.47m

First floor

Bedroom 1	3.74 x 3.51m
Bedroom 2	3.57 x 2.65m
Bedroom 3	3.85 x 3.30m

Second floor

Bedroom 4	3.50 x 2.33m
Bedroom 5	3.50 x 2.33m

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The Walcott

5-bedroom home



Features

 5 x Bedrooms

 1x Bathroom

 2 x En suites

 Double integral garage

 EV charging point

 Bi-fold doors

The Walcott encompasses all that's needed for today's family life. This detached five-bedroom home offers an open-plan kitchen/dining room/snug with bi-fold doors leading into the garden and a separate living room. The Walcott also benefits from a double garage and downstairs WC and handy utility room. Upstairs, bedroom one enjoys its own en suite and there's a Jack and Jill en suite to bedrooms two and three.

 A [92]
Energy
Efficiency Rating



Ground floor

Kitchen/ Dining room/Snug	11.09 x 3.42m	Bedroom 1	5.68 x 3.31m
Living room	4.80 x 3.60m	Bedroom 2	4.74 x 4.02m
		Bedroom 3	3.88 x 3.04m
		Bedroom 4	4.11 x 3.04m
		Bedroom 5	3.04 x 1.36m



First floor

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The Torrisdale

5-bedroom home



Features

 5 x Bedrooms

 1x Bathroom

 2 x En suites

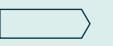
 1x Study

 EV charging point

 Bi-fold doors

 1x Dressing area

The Torrisdale is a superb five-bedroom, three-bathroom detached home with a large open-plan kitchen/dining room/snug with bi-fold doors opening onto the garden. The living room faces the front of the house and there's also a handy study. The utility room, downstairs WC and two storage cupboards complete the ground floor. The first floor has five lovely bedrooms. Bedroom one has its own en suite and dressing room. Bedrooms two and five share a Jack and Jill en suite. There is also a modern family bathroom.

 A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room/Snug	10.86 x 4.98m	Bedroom 1	3.77 x 3.23m
Living room	5.37 x 3.73m	Bedroom 2	3.99 x 3.77m
Study	3.73 x 2.00m	Bedroom 3	3.51 x 2.77m
		Bedroom 4	3.76 x 2.93m
		Bedroom 5	3.30 x 2.89m



First floor

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The Newhaven

5-bedroom home



Features

 5 x Bedrooms

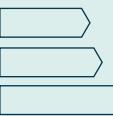
 1x Bathroom

 2 x En suites

 EV charging point

 1x Dressing area

The Newhaven is an impressive, detached, five-bedroom family home. The kitchen/family/dining room and the separate living room make the most of inside/outside access with doors leading to the garden. There's also a utility room, downstairs WC and cinema room. Upstairs, bedroom one has an en suite and dressing area, while bedrooms two and three share a Jack and Jill en suite. Built-in storage on both floors has also been included in the design.

 **A [92]**
Energy
Efficiency Rating



Ground floor

Kitchen/Family/Dining room

8.79 x 4.38m

Living room

6.47 x 4.45m

Cinema room

5.68 x 4.51m

Bedroom 1

5.69 x 3.01m

Bedroom 2

4.59 x 4.50m

Bedroom 3

4.19 x 2.90m

Bedroom 4

4.56 x 2.90m

Bedroom 5

2.90 x 2.66m



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Specification.

General

- uPVC double glazed windows in anthracite
- Cottage-style internal doors in white
- Chrome-effect ironmongery
- TV point to living room
- Telephone point
- Oak handrail
- Chrome downlights to kitchen area, cloakroom, bathroom and en suite (plot dependent)
- Fibre connectivity hub
- Thermostatic radiator valves
- Lockable windows
- Smoke detectors
- Boiler housing (subject to house type)

Kitchen

- Fully fitted kitchen/worktop with soft close doors in choice of styles (subject to build stage)
- Glass splashback in choice of colour (subject to build stage)
- Stainless Steel gas hob
- Built-in high-level double electric oven or built-in side-by-side twin electric single ovens (subject to house type)
- Stainless Steel Chimney Hood
- Integrated dishwasher/fridge-freezer/washing machine
- Rangemaster Elements Igneous Granite Sink with Araya mixer tap to kitchen

Bathrooms and en suites

- Half height tiling to walls fitted with sanitaryware and around bath enclose where bath abuts walls, including chrome trims
- Full height tiling to shower cubicle
- Contemporary style sanitaryware
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- 1800mm x 1800mm patio as standard
- Grey block paved private driveway
- Contemporary external light to front entrance in black
- Bi-fold doors (subject to house type)
- Security chain to front door
- EV charging point

Other

- Double power socket and bulkhead light fitting to integral garages

Warranty

- 10 year new homes warranty



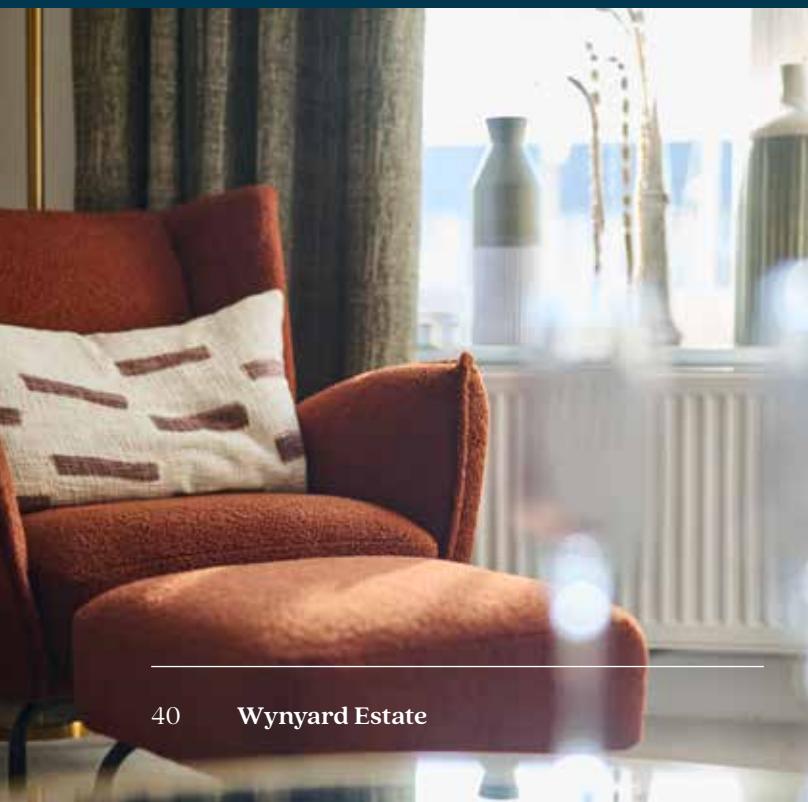
This is your
world, we
just built it.

Charles Church



Charles Church

10 reasons to buy a new home.



01. **Cheaper bills.**

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

06. **Peace of mind.**

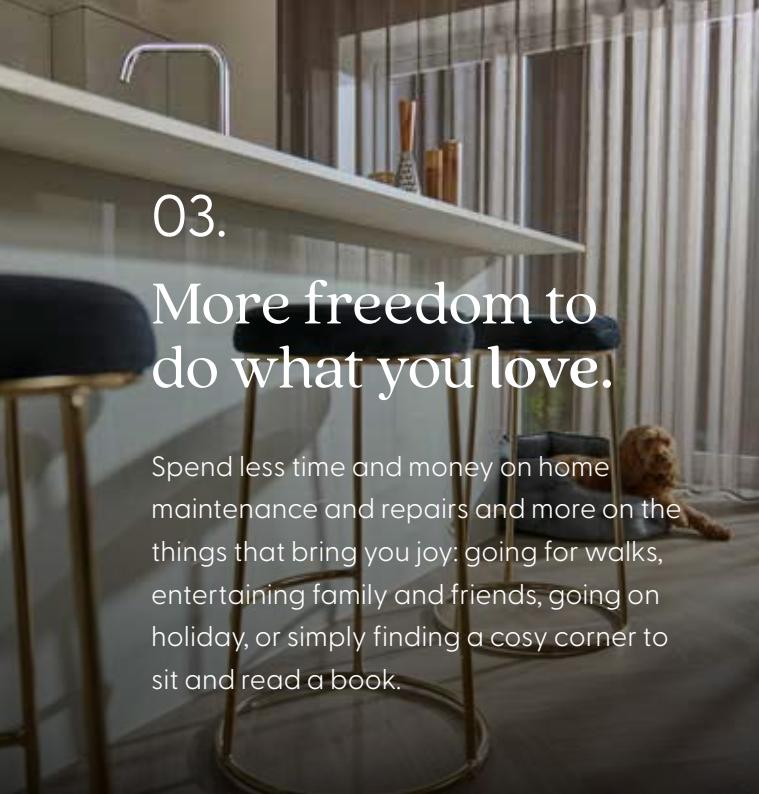
Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

02. **Moving schemes.**

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

07. **Designed for modern living.**

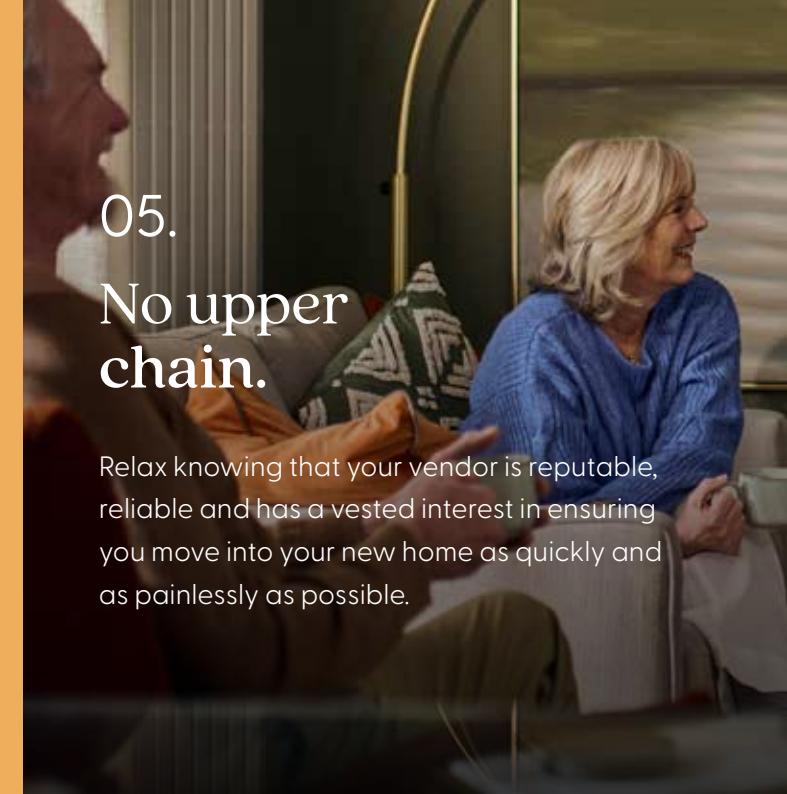
Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



05.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.



08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.

09.

A fresh start.

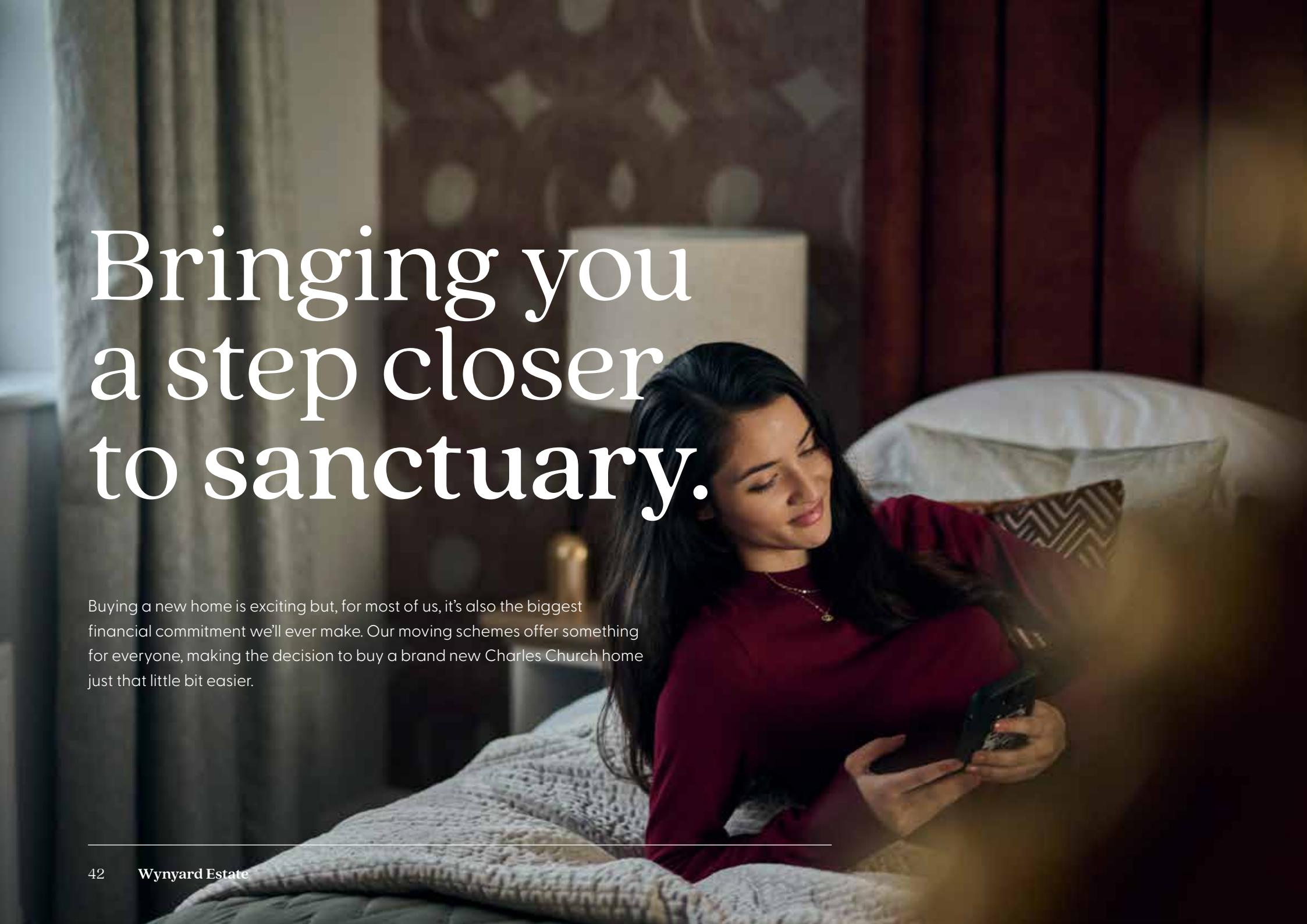
Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.

Bringing you a step closer to sanctuary.



Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.