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FIND YOUR WAY AROUND

# WYNYARD MANOR

WYNYARD | DURHAM

EXCLUSIVE  
LIVING



at  
WYNYARD  
MANOR



### 5 bedroom homes



- The Frampton**  
5 bedroom detached home  
**Plots:** 23, 29, 32, 40, 52, 60, 63, 72, 73, 81, 83 & 90
- The Mapleton**  
5 bedroom detached home  
**Plots:** 12, 18, 19, 22, 30, 42, 49, 59, 74, 88, 91, 96, 100 & 105
- The Lavenham**  
5 bedroom detached home  
**Plots:** 20, 31, 36, 58, 70, 84, 93 & 107

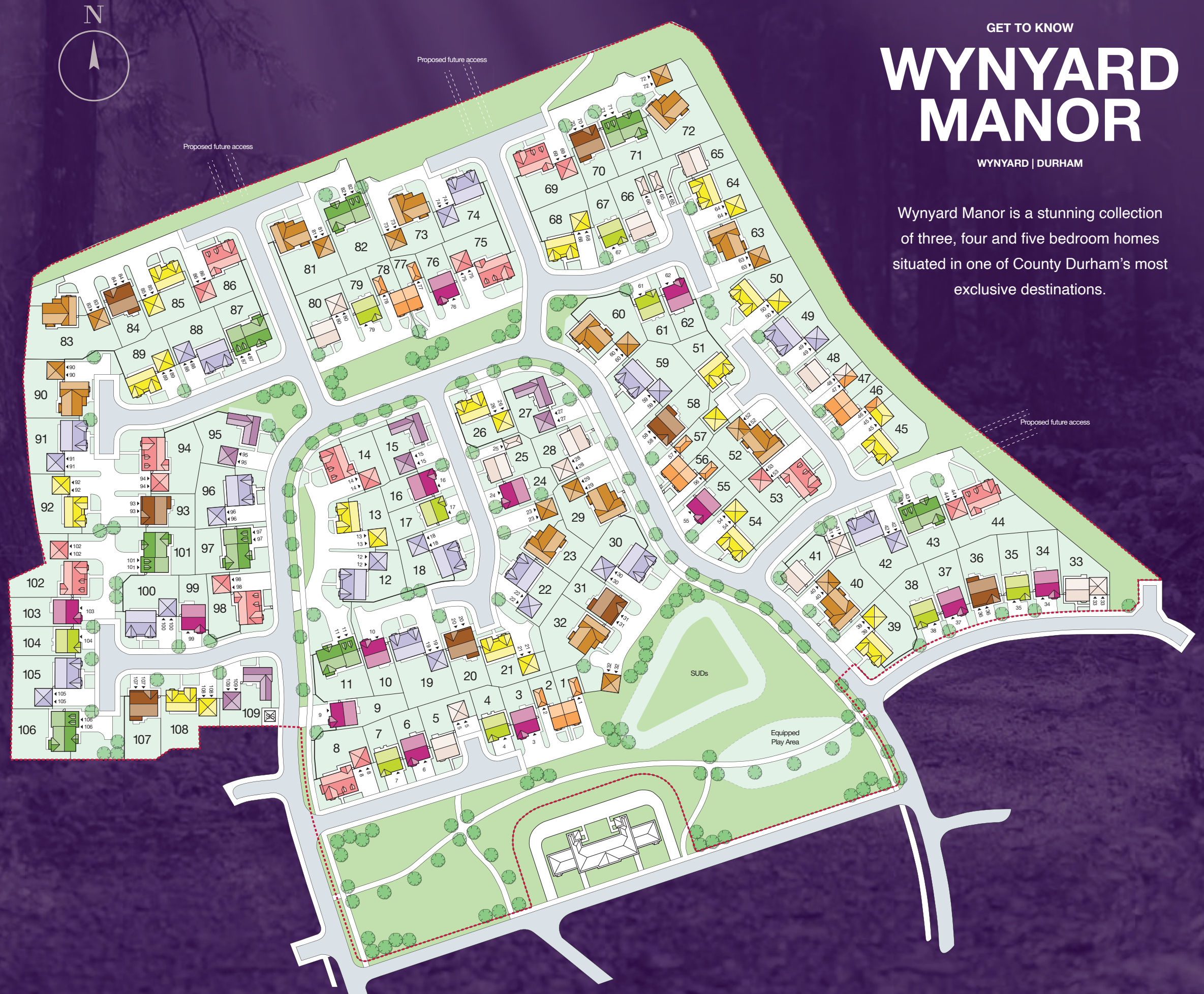
### 4 bedroom homes

- The Cavendish**  
4 bedroom detached home  
**Plots:** 11, 43, 71, 82, 87, 97, 101 & 106
- The President**  
4 bedroom detached home  
**Plots:** 8, 14, 44, 53, 69, 75, 86, 94, 98 & 102
- The Heydon**  
4 bedroom detached home  
**Plots:** 13, 21, 26, 39, 45, 50, 51, 54, 64, 68, 85, 89, 92 & 108
- The Shelford**  
4 bedroom detached home  
**Plots:** 5, 25, 28, 33, 41, 48, 65, 66 & 80
- The Langdale**  
4 bedroom detached home  
**Plots:** 15, 27, 95 & 109
- The Haddenham**  
4 bedroom detached home  
**Plots:** 3, 6, 9, 10, 16, 24, 34, 37, 55, 62, 76, 99 & 103
- The Eynsham**  
4 bedroom detached home  
**Plots:** 4, 7, 17, 35, 38, 61, 67, 79 & 104

### 3 bedroom homes

- The Ashbourne**  
3 bedroom semi-detached home  
**Plots:** 1, 2, 46, 47, 56, 57, 77 & 78

-  Garage Access
-  Sub Station



GET TO KNOW

# WYNYARD MANOR

WYNYARD | DURHAM

Wynyard Manor is a stunning collection of three, four and five bedroom homes situated in one of County Durham's most exclusive destinations.



EXCLUSIVE  
LIVING



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MANOR

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#### WYNYARD MANOR

Off A689  
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Durham  
TS22 5GS

#### CONTACT US ON

**01740 617 051**

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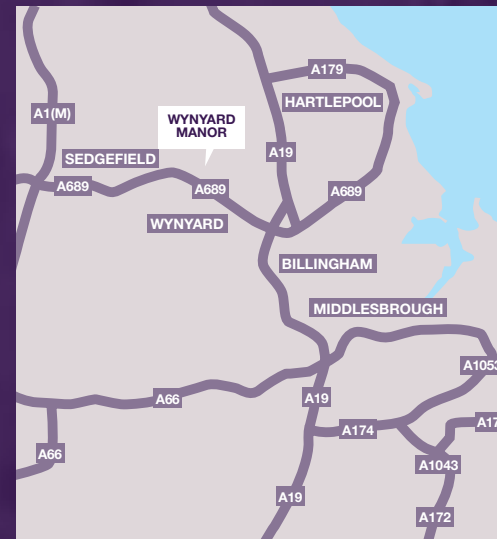
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Twitter @TaylorWimpey

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#### FROM THE A19

- Leave the A19 at the exit for the A689 (signposted Bishop Auckland/Durham/Hartlepool), heading west on the A689 towards Bishop Auckland/Durham
- Follow the A689 for approximately 1.9 miles, going straight on at two roundabouts
- At the third roundabout take your third exit, turning right to arrive at Wynyard Manor



#### FROM THE A1(M)

- Leave the A1(M) at junction 60, taking the A689 exit (signposted Bishop Auckland/Hartlepool/Teesside), heading east on the A689 towards Hartlepool/Teesside
- Follow the A689 for approximately 7.2 miles, going straight on at two roundabouts
- At the third roundabout take your first exit, turning left to arrive at Wynyard Manor





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# THE FRAMPTON

*5 bedroom home*

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# THE FRAMPTON

*The five bedroom Frampton is ideal for growing families looking for extra space. A good sized living room and an open plan kitchen/dining room each open through French doors to the private garden. A second family area or dining room, study and a utility room are also located on the ground floor. An en suite master bedroom, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.*

**TOTAL 199.8 sq. m. / 2151 sq. ft.**

*Ground floor*



<b>Kitchen/Diner</b>	4.40m × 6.36m	14' 4" × 20' 8"
<b>Reception room 1</b>	4.12m × 5.22m	13' 5" × 17' 1"
<b>Study</b>	2.60m × 2.97m	8' 5" × 9' 7"
<b>Reception room 2</b>	3.00m × 4.74m	9' 8" × 15' 5"

*First floor*



<b>Bedroom 1</b>	4.35m × 3.71m	14' 2" × 12' 1"
<b>Bedroom 2</b>	3.00m × 4.74m	9' 8" × 15' 5"
<b>Bedroom 3</b>	2.96m × 4.64m	9' 7" × 15' 2"
<b>Bedroom 4</b>	3.82m × 2.58m	12' 5" × 8' 4"
<b>Bedroom 5</b>	2.71m × 2.65m	8' 8" × 8' 6"



**Plots:** 23, 29, 32, 40, 52, 60, 63, 72, 73, 81, 83 & 90

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# THE MAPPLETON

*5 bedroom home*

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# THE MAPPLETON

*The Mappleton is a luxurious five bedroom house, perfect for big families. The entrance hallway leads to a contemporary kitchen and dining area, with French doors opening into a spacious living room. There is also space for a playroom or office along with a separate dining room. Upstairs features three double bedrooms, a well-proportioned single bedroom, family bathroom, and master bedroom with an en suite.*

**TOTAL 186.3 sq. m. / 2005 sq. ft.**

*Ground floor*



<b>Study</b>	2.88m × 3.39m	9' 4" × 11' 1"
<b>Dining</b>	3.75m × 3.39m	12' 3" × 11' 1"
<b>Lounge</b>	5.86m × 4.61m	19' 2" × 15' 1"
<b>Kitchen</b>	3.14m (min.) × 5.85m	10' 3" (min.) × 19' 1"

*First floor*



<b>Bedroom 1</b>	4.40m × 3.39m (min.)	14' 4" × 11' 1" (min.)
<b>Bedroom 2</b>	3.99m × 2.86m	13' 0" × 9' 3"
<b>Bedroom 3</b>	2.92m × 4.37m	9' 5" × 14' 3"
<b>Bedroom 4</b>	3.35m × 3.27m	10' 9" × 10' 7"
<b>Bedroom 5</b>	2.31m × 3.11m	7' 5" × 10' 2"



**Plots:** 12, 18, 19, 22, 30, 42, 49, 59, 74, 88, 91, 96, 100 & 105

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# THE LAVENHAM

*5 bedroom home*

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# THE LAVENHAM

*A five bedroom detached home with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.*

**TOTAL 152.9 sq. m. / 1646 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.26m × 3.90m (min.)	17' 3" × 12' 10" (min.)
<b>Kitchen (max.)</b>	5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

*First floor*



<b>Bedroom 1 (max/min.)</b>	4.53m × 3.81m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5</b>	2.85m (min.) × 3.00m	9' 4" (min.) × 9' 10"



**Plots:** 20, 31, 36, 58, 70, 84, 93 & 107

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# THE CAVENDISH

*4 bedroom home*

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# THE CAVENDISH

*This 4 bedroom home has an integral garage and offers plenty of space for growing families. Featuring a spacious kitchen/family room with adjoining utility and double doors leading to the rear garden. The ground floor is completed by separate dining room, living room, study and guest cloakroom. On the first floor is the en suite master bedroom, two double bedrooms one with en suite shower room, the fourth bedroom and a main bathroom.*

**TOTAL 202.9 sq. m. / 2184 sq. ft.**

*Ground floor*



<b>Lounge</b>	3.73m x 4.63m	12' 2" x 15' 1"
<b>Study</b>	2.49m x 3.05m	8' 1" x 10' 0"
<b>Dining room</b>	4.11m x 3.13m	13' 4" x 10' 2"
<b>Kitchen</b>	4.18m x 3.40m	13' 7" x 11' 1"
<b>Family room</b>	3.51m x 4.27m	11' 5" x 14' 0"

*First floor*



<b>Bedroom 1</b>	5.80m x 5.19m	19' 0" x 17' 0"
<b>Bedroom 2</b>	3.76m x 4.29m	12' 3" x 14' 0"
<b>Bedroom 3</b>	3.17m x 2.92m	10' 4" x 9' 5"
<b>Bedroom 4</b>	2.55m x 3.15m	8' 3" x 10' 3"



**Plots:** 11, 43, 71, 82, 87, 97, 101 & 106

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# THE PRESIDENT

*4 bedroom home*

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# THE PRESIDENT

*Designed with growing families and professional couples in mind, the President is a beautiful four bedroom home. The hallway features double doors leading to a bright and airy living room, with French doors opening into the garden. The open plan kitchen and dining area features a separate utility room, with a cloakroom and office space completing the ground floor. A grand master bedroom and double bedroom both feature en suites, while two more double bedrooms and a family bathroom complete the upstairs.*

**TOTAL 190.2 sq. m. / 2047 sq. ft.**

*Ground floor*



<b>Study</b>	2.47m x 3.39m	8' 1" x 11' 1"
<b>Lounge</b>	8.00m x 3.95m	26' 2" x 12' 9"
<b>Kitchen</b>	4.85m x 3.39m	15' 9" x 11' 1"
<b>Dining room</b>	3.35m x 4.22m	10' 9" x 13' 8"

*First floor*



<b>Bedroom 1</b>	4.47m x 3.95m	14' 6" x 12' 9"
<b>Bedroom 2</b>	3.63m x 4.01m	11' 9" x 13' 1"
<b>Bedroom 3</b>	3.43m x 3.95m	11' 2" x 12' 9"
<b>Bedroom 4</b>	2.43m x 3.53m	7' 9" x 11' 5"



**Plots:** 8, 14, 44, 53, 69, 75, 86, 94, 98 & 102

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# THE HEYDON

*4 bedroom home*

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# THE HEYDON

*A striking double-fronted property, the Heydon really does have the 'wow' factor. The dual aspect living room and kitchen/dining area enjoy access to the private rear garden, making it ideal for entertaining. A study, utility room, cloakroom and under stairs storage complete the ground floor. Four large bedrooms, two of which boast their own en suite bathrooms, occupy the first floor alongside a modern main bathroom.*

**TOTAL 155.2 sq. m. / 1670 sq. ft.**

*Ground floor*



<b>Study</b>	2.45m × 2.76m	8' 0" × 9' 0"
<b>Lounge</b>	7.57m (max.) × 3.84m	24' 8" (max.) × 12' 5"
<b>Kitchen</b>	3.50m × 3.15m	11' 4" × 10' 3"
<b>Dining</b>	3.50m × 3.45m	11' 4" × 11' 3"

*First floor*



<b>Bedroom 1</b>	4.18m (max.) × 3.90m	13' 7" (max.) × 12' 7"
<b>Bedroom 2</b>	3.56m × 3.20m	11' 6" × 10' 4"
<b>Bedroom 3</b>	2.82m × 3.84m (max.)	9' 2" × 12' 5" (max.)
<b>Bedroom 4</b>	2.13m × 3.84m	6' 9" × 12' 5"



**Plots:** 13, 21, 26, 39, 45, 50, 51, 54, 64, 68, 85, 89, 92 & 108

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# THE SHELFORD

*4 bedroom home*

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# THE SHELFORD

*The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.*

**TOTAL 128.0 sq. m. / 1378 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.74m x 3.88m	15' 7" x 12' 9"
<b>Kitchen/Dining</b>	8.10m x 3.24m (max.)	26' 7" x 10' 8" (max.)
<b>Study</b>	2.64m x 2.10m	8' 8" x 6' 11"

\*Traditional W.C. arrangement available

*First floor*



<b>Bedroom 1 (max.)</b>	3.88m x 3.76m	12' 9" x 12' 4"
<b>Bedroom 2 (max.)</b>	4.22m x 3.07m	13' 10" x 10' 1"
<b>Bedroom 3 (max.)</b>	3.43m x 3.09m	11' 3" x 10' 2"
<b>Bedroom 4 (max.)</b>	3.89m x 2.75m	12' 9" x 9' 0"



**Plots:** 5, 25, 28, 33, 41, 48, 65, 66 & 80

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# THE LANGDALE

*4 bedroom home*

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# THE LANGDALE

*The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.*

**TOTAL 142.1 sq. m. / 1530 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.56m × 4.49m	15' 0" × 14' 9"
<b>Kitchen/Family</b>	6.82m × 3.44m	22' 5" × 11' 3"
<b>Dining</b>	3.41m × 3.05m	11' 2" × 10' 0"

*First floor*



<b>Bedroom 1 (max.)</b>	6.07m × 3.44m	19' 11" × 11' 3"
<b>Bedroom 2</b>	4.56m × 3.08m (min.)	15' 0" × 10' 1" (min.)
<b>Bedroom 3</b>	3.05m × 2.98m (min.)	10' 0" × 9' 8" (min.)
<b>Bedroom 4 (max.)</b>	3.48m × 2.68m	11' 5" × 8' 10"



**Plots:** 15, 27, 95 & 109

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# THE HADDENHAM

*4 bedroom home*

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# THE HADDENHAM

*The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the living/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.*

**TOTAL 135.6 sq. m. / 1460 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.62m (max.) × 3.44m	18' 5" (max.) × 11' 3"
<b>Kitchen/Dining</b>	6.34m × 3.30m	20' 9" × 10' 10"

*First floor*



<b>Bedroom 1 (max.)</b>	4.04m × 4.86m	13' 3" × 15' 11"
<b>Bedroom 2 (max.)</b>	4.04m × 3.83m	13' 3" × 12' 7"
<b>Bedroom 3</b>	3.28m × 3.23m	10' 9" × 10' 7"
<b>Bedroom 4</b>	2.79m × 3.23m	9' 2" × 10' 7"



**Plots:** 3, 6, 9, 10, 16, 24, 34, 37, 55, 62, 76, 99 & 103

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# THE EYNSHAM

*4 bedroom home*

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# THE EYNSHAM

*A superb four bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious living room overlooks the front of the property and features double doors leading to a separate dining area. Two en suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.*

**TOTAL 123.9 sq. m. / 1334 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.59m × 3.32m	18' 4" × 10' 11"
<b>Kitchen</b>	2.98m × 2.50m	9' 10" × 8' 3"
<b>Family</b>	2.98m × 2.60m	9' 10" × 8' 7"
<b>Dining</b>	2.98m × 2.96m	9' 10" × 9' 9"

*First floor*



<b>Bedroom 1 (max.)</b>	3.90m × 4.59m	12' 10" × 15' "
<b>Bedroom 2 (max.)</b>	4.16m × 2.90m	13' 8" × 9' 6"
<b>Bedroom 3</b>	3.14m × 2.71m	10' 3" × 8' 11"
<b>Bedroom 4</b>	2.58m × 3.18m	8' 5" × 10' 4"



**Plots:** 4, 7, 17, 35, 38, 61, 67, 79 & 104

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# THE ASHBOURNE

*3 bedroom home*

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# THE ASHBOURNE

*A generous layout makes this three storey Ashbourne home ideal for spacious living. On the ground floor, you will find a versatile open plan kitchen/dining area, useful family/study area and a secondary bathroom. A living room, double bedroom and main bathroom are found on the first floor, whilst the second floor comprises of two further double bedrooms plus a family bathroom.*

**TOTAL 116.3 sq. m. / 1252 sq. ft.**

*Ground floor*



<b>Family room</b>	3.25m x 2.75m	10' 6" x 9' 0"
<b>Kitchen/Diner</b>	4.79m x 2.75m	15' 7" x 9' 0"

*First floor*



<b>Lounge</b>	3.28m x 4.59m	10' 7" x 15' 0"
<b>Bedroom 3</b>	2.62m x 4.59m	8' 5" x 15' 0"

*Second floor*



<b>Bedroom 1</b>	3.34m x 4.59m	10' 9" x 15' 0"
<b>Bedroom 2</b>	2.68m x 4.59m	8' 7" x 15' 0"



**Plots:** 1, 2, 46, 47, 56, 57, 77 & 78

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNY 57542/December 2019

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](http://taylorwimpey.co.uk)**

**Taylor  
Wimpey**



A green-tinted photograph of a dog standing on a pile of logs in a forest. The dog is looking to the right. The background is a dense forest with trees and foliage.

# WYNYARD MANOR NORTH PENTAGON YOUR JOURNEY STARTS HERE

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**A warm welcome to Wynyard Manor North Pentagon.**

Here you'll find a stunning collection of three, four and five bedroom homes perfectly positioned in one of Durham's most sought after locations.

An exciting place to live, work and enjoy life.



# MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard...and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



EXCLUSIVE  
LIVING



at  
WYNYARD  
MANOR



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.





## RIGHT ON YOUR DOORSTEP

Ideally located in Wynyard, one of County Durham's most exclusive destinations, Wynyard Manor North Pentagon is the perfect location for your next move.

The development will have a 24 hour concierge service, providing residents with peace of mind, as well as a host of amenities such as a local pub, wine bar, eateries and shops.

Dating back to the 19th century, the impressive Wynyard Hall at the centre of Wynyard Park is now home to a luxurious 4 star hotel, health spa, a highly regarded restaurant, farm shop, cafe and beautiful rose gardens.



Explore the beautiful nearby countryside



Enjoy a round of golf at Wynyard Golf Club



The stunning Wynyard Hall is steeped in history

## THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Wynyard Manor North Pentagon has fantastic transport links – the A19 is close by, linking you to the A1(M). For those wishing to go further afield Durham Tees Valley airport is less than 20 miles away so a quick getaway to foreign shores is easy.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Enjoy the breathtaking North York Moors



The historic Durham is ideal for a spot of retail therapy



Durham Tees Valley Airport is close by for family holidays



# WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



# WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP  
YOU BUY



Backed by  
HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP  
YOU SELL



## PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



## EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.



# FROM LOOKING ROUND TO MOVING IN...

