

LOCATION



## Wynyard Woods

WYNYARD

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**ROBERTSON**  
HOMES



# A beautiful new development of 143 luxury four, five and six bedroom homes.



Wynyard Woods is located on the western edge of the desirable Wynyard Estate, five miles north of Stockton-on-Tees and Middlesbrough, and just a short walking distance to Wynyard village centre.



Wynyard Estate is one of the most sought after addresses in the North East of England, set within 885 acres of woodland and within the magnificent grounds of Wynyard Hall.

The village of Wynyard benefits from local amenities for everyday essentials with a range of shops, bars and restaurants. Close by you'll find a choice of leisure amenities including Wynyard Golf Club which also features a country club and restaurant, Atom Health and Fitness Club, Norton Cricket Club and Norton Squash Club.



## A unique development of 143 homes IN ONE OF THE MOST SOUGHT

Just two miles from Wynyard Woods is Wynyard Woodland Park, a hidden gem with a woodland trail for walks and bike rides with all the family. Teesside Retail Park, one of the largest outdoor shopping centres in the UK, is a short drive from the development and has a wide variety of shops and restaurants as well as a cinema complex and bowling alley.

Enjoy the best of both worlds at Wynyard Woods - a peaceful countryside setting with excellent transport links close by for commuting via the A1(M) and A19 motorways to the north and south. The development is also well served by a great mix of local primary and secondary schools, many of which are rated outstanding by OFSTED.



Set in beautiful parkland with a compact village centre



Great transport links and close to the A19 and A1(M) with easy access to Middlesbrough, Durham and Newcastle



Excellent primary and secondary schools nearby



Only a short drive from the coast

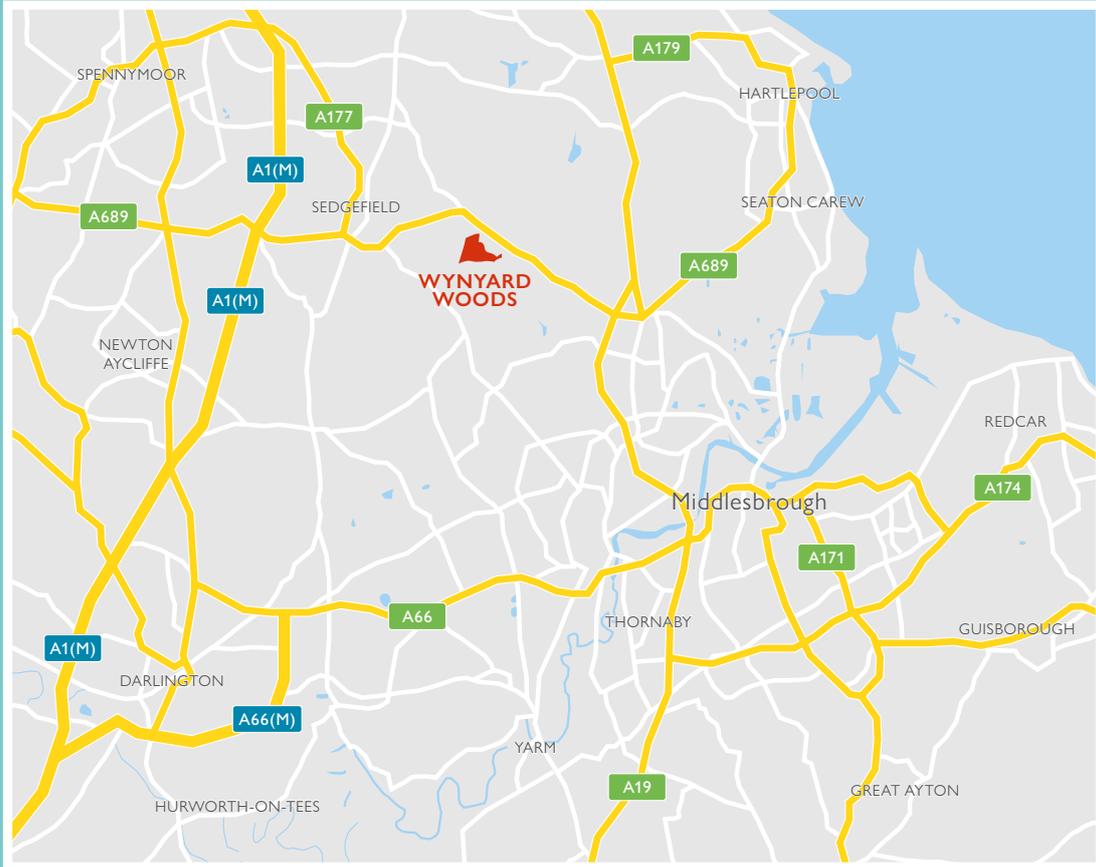


T AFTER AND ATTRACTIVE NEIGHBOURHOODS IN THE NORTH-EAST OF ENGLAND



## AREA LOCATION

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WYNYARD WOODS, STONEYWOOD DRIVE, WYNYARD, TS22 5UP



**ROBERTSON  
HOMES**

REGIONAL OFFICE

LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,  
GATESHEAD NE8 3AE

[robertsonhomes.co.uk](http://robertsonhomes.co.uk)

DEVELOPMENT



# Wynyard Woods

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# Wynyard Woods Development Layout



- |  |  |
|--|--|
|  Everett Garden Room<br>4 bedroom home<br>PLOTS 3, 6, 12, 19, 21, 25, 34 & 54         |  Mackintosh Garden Room<br>5 bedroom home<br>PLOTS 8, 30 & 48 |
|  Hutton Garden Room<br>4 bedroom home<br>PLOTS 5, 10, 13, 14, 20, 22, 26, 32, 33 & 59 |  Mitchell Garden Room<br>5 bedroom home<br>PLOTS 4 & 60       |
|  Guimard<br>4 bedroom home<br>PLOTS 31 & 53   |  Murray Garden Room<br>5 bedroom home<br>PLOTS 9 & 57         |
|  Lawrie Garden Room<br>5 bedroom home<br>PLOTS 11, 15, 16, 51 & 55                    |  Nasmyth Garden Room<br>5 bedroom home<br>PLOT 56             |
|  Lawrie Grand<br>6 bedroom home<br>PLOTS 2, 7, 27, 28 & 49                            |  Stewart Garden Room<br>6 bedroom home<br>PLOTS 17 & 24       |
|  Leonardo Garden Room<br>4 bedroom home<br>PLOTS 1, 18, 23, 29, 50, 52 & 58           |  |



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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## Wynyard Woods

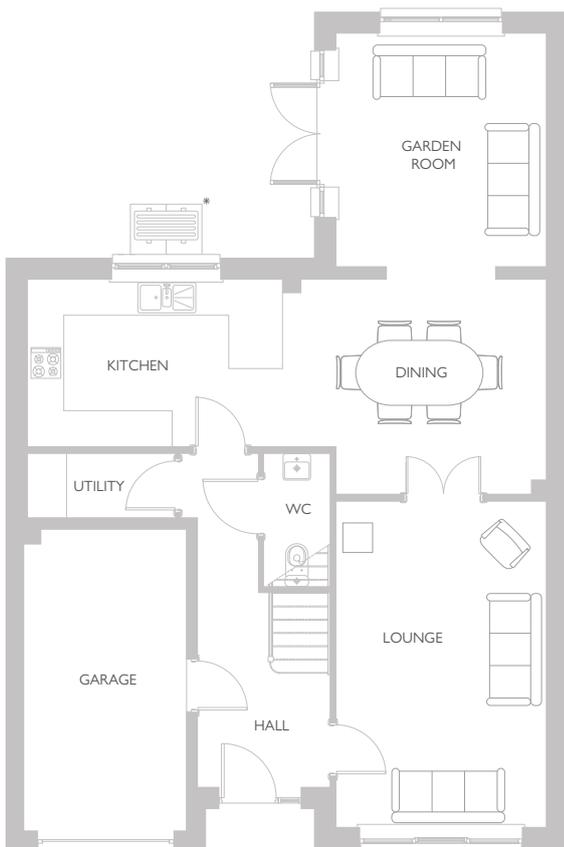
WYNYARD



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# EVERETT GARDEN ROOM 4 BEDROOM HOME

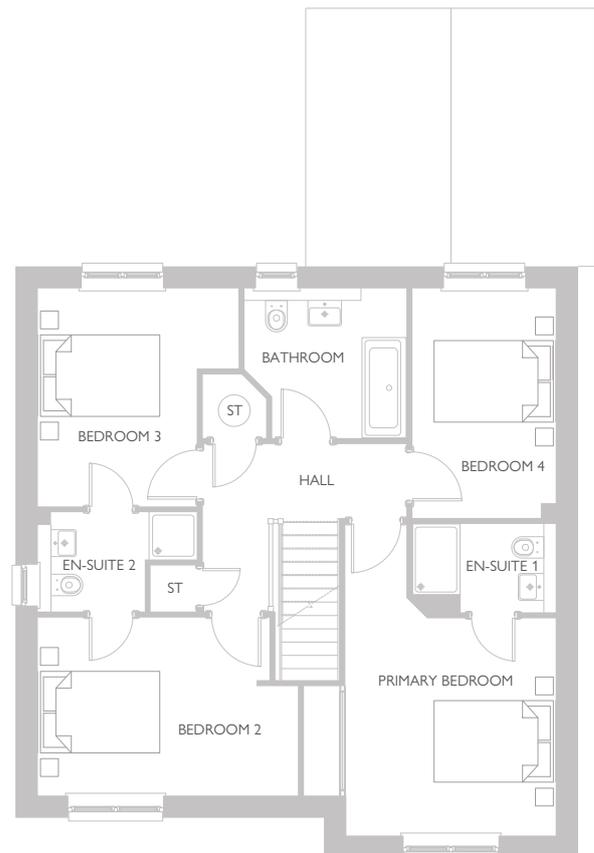


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5498 x 3513	18' 0" x 11' 6"
KITCHEN	4270 x 2812	14' 0" x 9' 3"
DINING	4418 x 3618	14' 6" x 11' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2466 x 1069	8' 1" x 3' 6"
WC	2234 x 1100	7' 4" x 3' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5269 x 4223	17' 3" x 13' 10"
EN-SUITE 1	2402 x 1494	7' 11" x 4' 11"
BEDROOM 2	4364 x 3011	14' 4" x 9' 11"
EN-SUITE 2	2668 x 1679	8' 9" x 5' 6"
BEDROOM 3	3684 x 2668	12' 1" x 8' 9"
BEDROOM 4	3880 x 2402	12' 9" x 7' 11"
BATHROOM	2720 x 2529	8' 11" x 8' 4"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. \*Air Source Heat Pump.

# HUTTON GARDEN ROOM 4 BEDROOM HOME



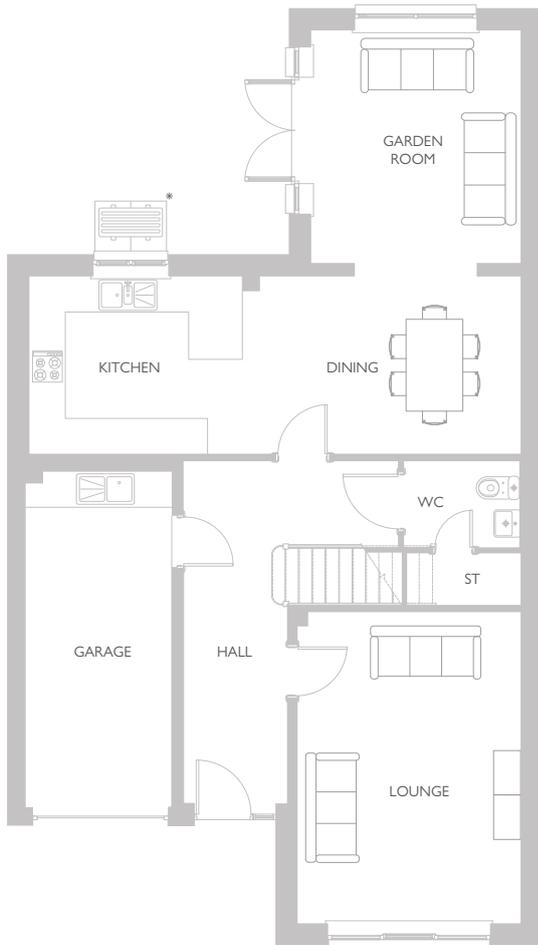
## Wynyard Woods

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# HUTTON GARDEN ROOM 4 BEDROOM HOME

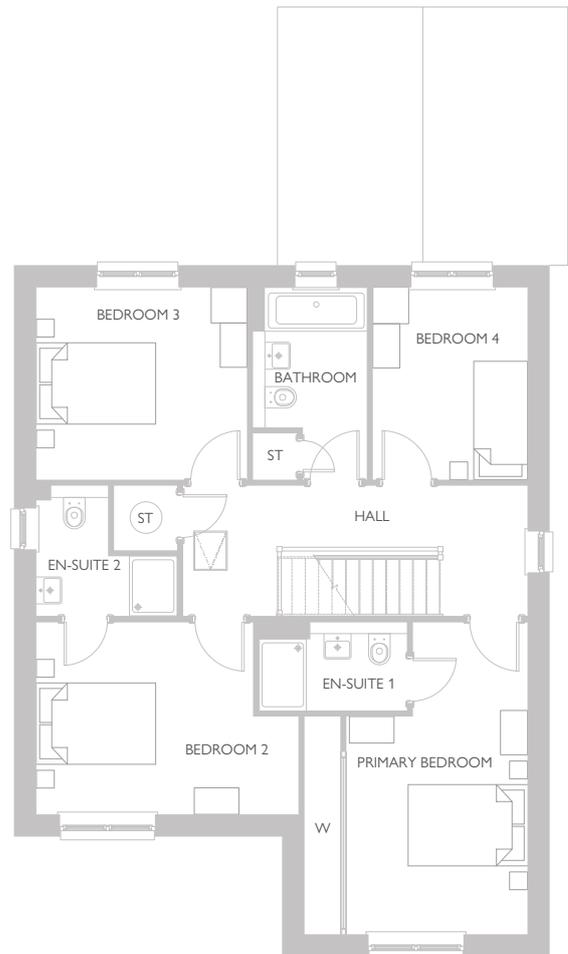


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5259 x 3738	17' 3" x 12' 3"
KITCHEN	3570 x 3000	11' 9" x 9' 10"
DINING	4668 x 3000	15' 4" x 9' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
WC	1934 x 1457	6' 4" x 4' 9"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5273 x 3738	17' 4" x 12' 3"
EN-SUITE 1	2480 x 1490	8' 2" x 4' 11"
BEDROOM 2	4399 x 3258	14' 5" x 10' 8"
EN-SUITE 2	2362 x 2202	7' 9" x 7' 3"
BEDROOM 3	3534 x 3251	11' 7" x 10' 8"
BEDROOM 4	3251 x 2591	10' 8" x 8' 6"
BATHROOM	3251 x 1911	10' 8" x 6' 3"



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# GUIMARD 4 BEDROOM HOME



## Wynyard Woods

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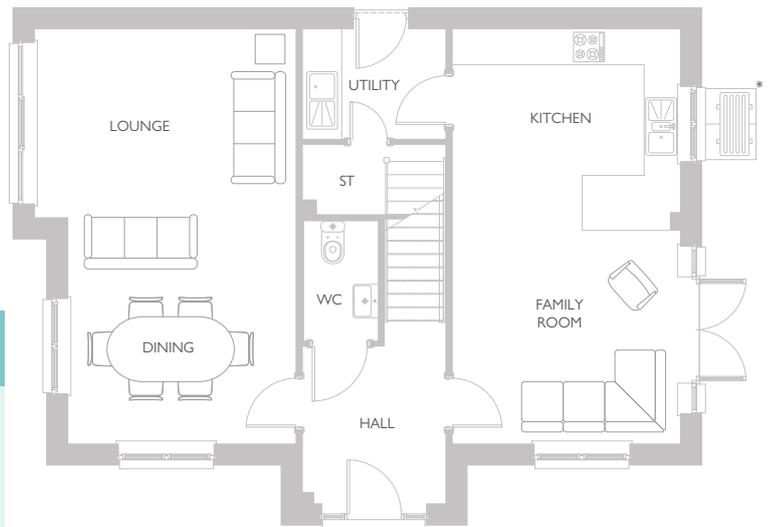
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# GUIMARD 4 BEDROOM HOME

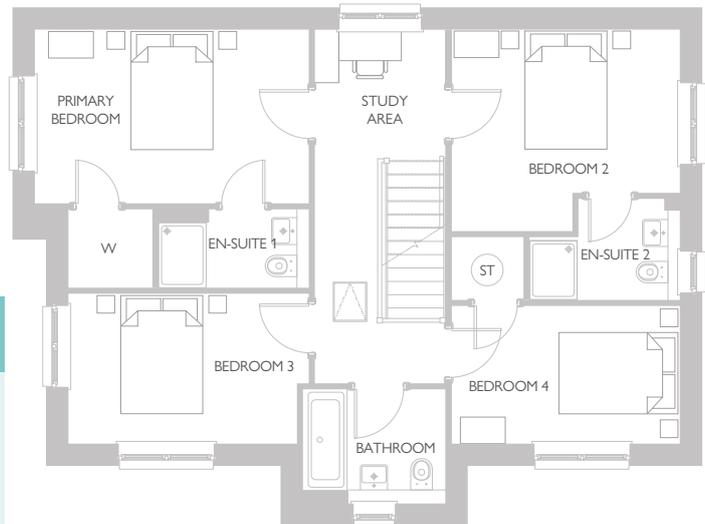
## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4375 x 3175	14' 4" x 10' 5"
KITCHEN	3813 x 3370	12' 6" x 11' 1"
FAMILY ROOM	3813 x 3630	12' 6" x 11' 11"
DINING	3825 x 3813	12' 7" x 12' 6"
UTILITY	2388 x 1852	7' 10" x 6' 1"
WC	2019 x 1238	6' 7" x 4' 1"



## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4599 x 2937	15' 1" x 9' 8"
EN-SUITE 1	2524 x 1324	8' 3" x 4' 4"
BEDROOM 2	3827 x 2759	12' 7" x 9' 1"
EN-SUITE 2	2524 x 1710	8' 3" x 5' 7"
BEDROOM 3	4036 x 2537	13' 3" x 8' 4"
BEDROOM 4	3827 x 2329	12' 7" x 7' 8"
BATHROOM	2388 x 1932	7' 10" x 6' 4"



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LAWRIE GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods

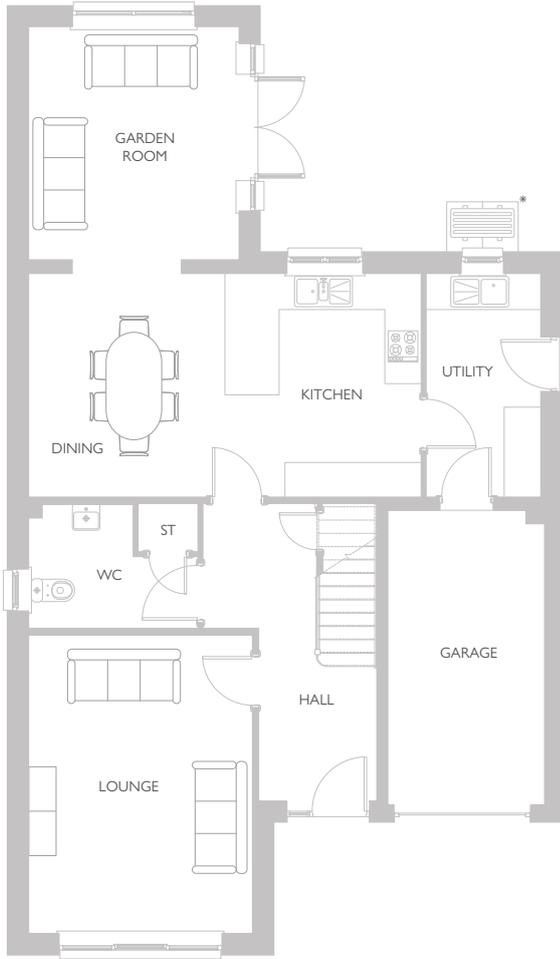
WYNYARD



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# LAWRIE GARDEN ROOM 5 BEDROOM HOME

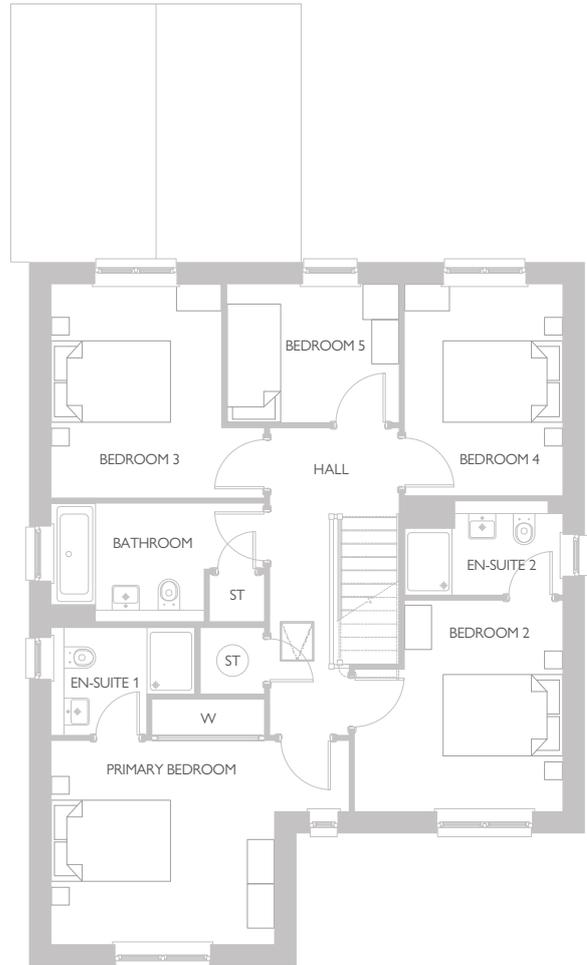


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12' 3"
KITCHEN	3764 x 3285	12' 4" x 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 x 2077	9' 3" x 6' 10"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3738 x 3438	12' 3" x 11' 3"
EN-SUITE 1	2406 x 1811	7' 11" x 5' 11"
BEDROOM 2	3561 x 3482	11' 8" x 11' 5"
EN-SUITE 2	2647 x 1579	8' 8" x 5' 2"
BEDROOM 3	3610 x 3568	11' 10" x 11' 8"
BEDROOM 4	3570 x 2647	11' 9" x 8' 8"
BEDROOM 5	2878 x 2335	9' 5" x 7' 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



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# LAWRIE GRAND 6 BEDROOM HOME



## Wynyard Woods

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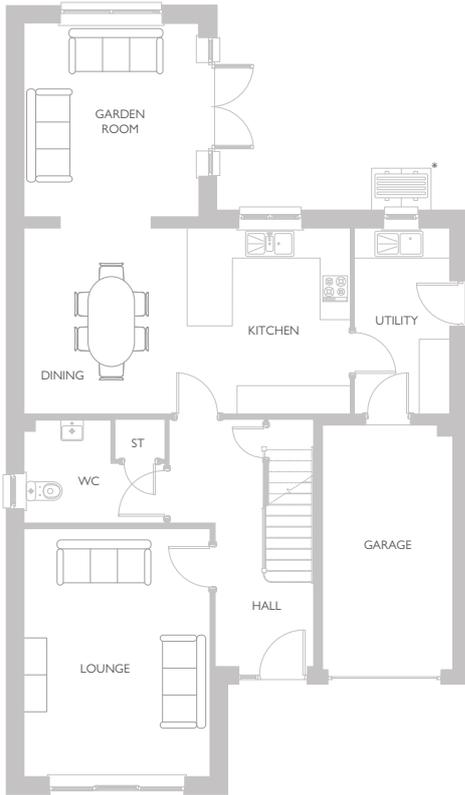
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# LAWRIE GRAND 6 BEDROOM HOME

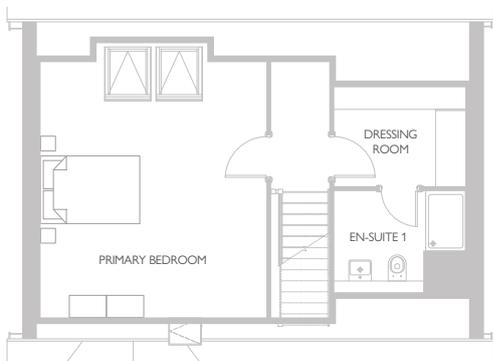
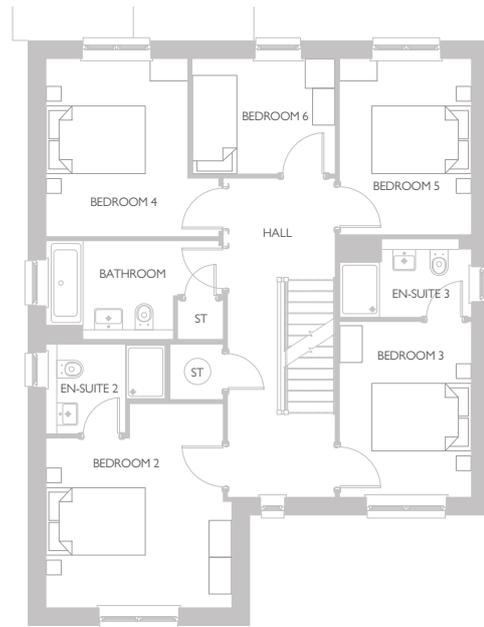


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12' 3"
KITCHEN	3764 x 3285	12' 4" x 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 x 2077	9' 3" x 6' 10"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	3738 x 4139	12' 3" x 13' 7"
EN-SUITE 2	2406 x 1811	7' 11" x 5' 11"
BEDROOM 3	3561 x 2647	11' 8" x 8' 8"
EN-SUITE 3	2647 x 1579	8' 8" x 5' 2"
BEDROOM 4	3610 x 3568	11' 10" x 11' 8"
BEDROOM 5	3570 x 2647	11' 9" x 8' 8"
BEDROOM 6	2878 x 2335	9' 5" x 7' 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



## SECOND FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5579 x 4556	18' 4" x 14' 11"
DRESSING ROOM	2647 x 2013	8' 8" x 6' 7"
EN-SUITE 1	2647 x 2058	8' 8" x 6' 9"

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# LEONARDO GARDEN ROOM 4 BEDROOM HOME



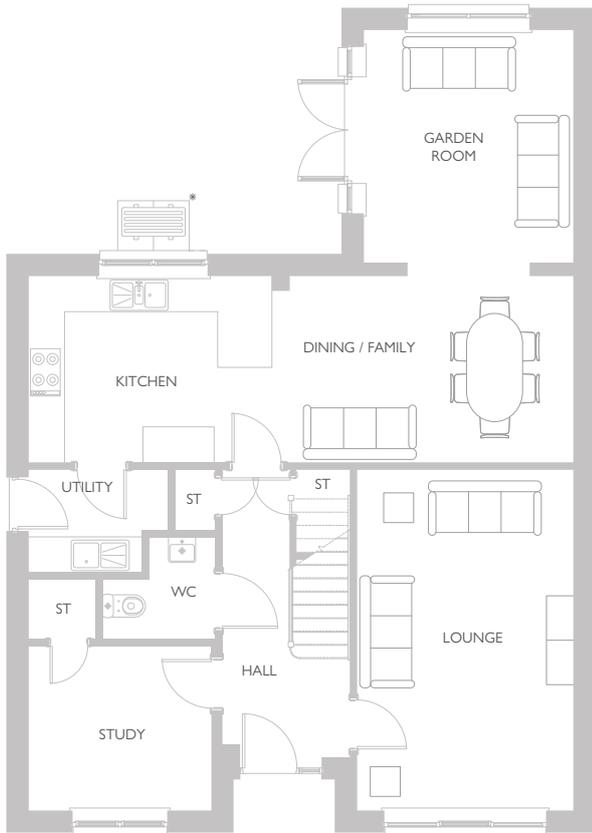
## Wynyard Woods

WYNYARD



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# LEONARDO GARDEN ROOM 4 BEDROOM HOME

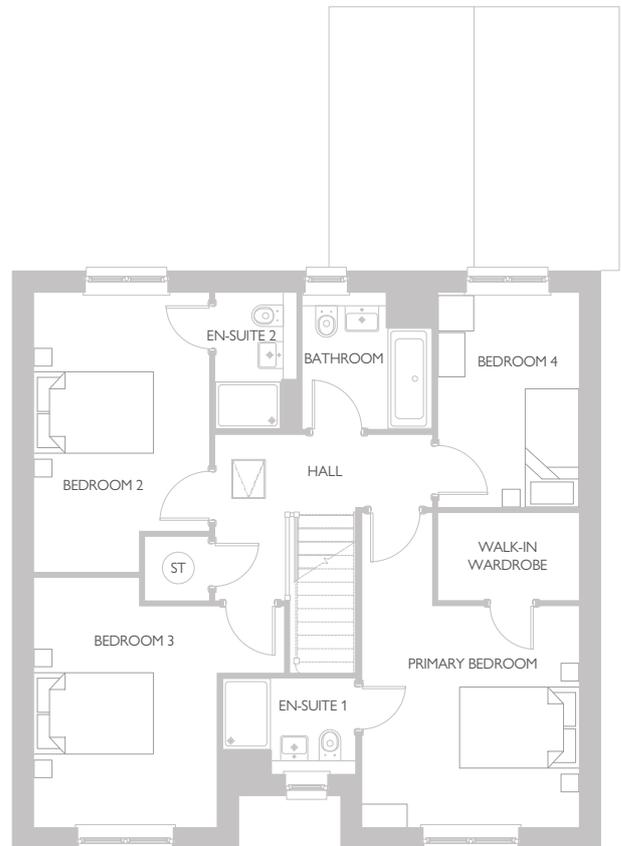


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5311 x 3636	17' 5" x 11' 11"
EN-SUITE 1	2223 x 1611	7' 4" x 5' 3"
BEDROOM 2	4721 x 2936	15' 6" x 9' 8"
EN-SUITE 2	2304 x 1364	7' 7" x 4' 6"
BEDROOM 3	4213 x 3063	13' 10" x 10' 1"
BEDROOM 4	3624 x 2361	11' 11" x 7' 9"
BATHROOM	2174 x 2304	7' 2" x 7' 7"



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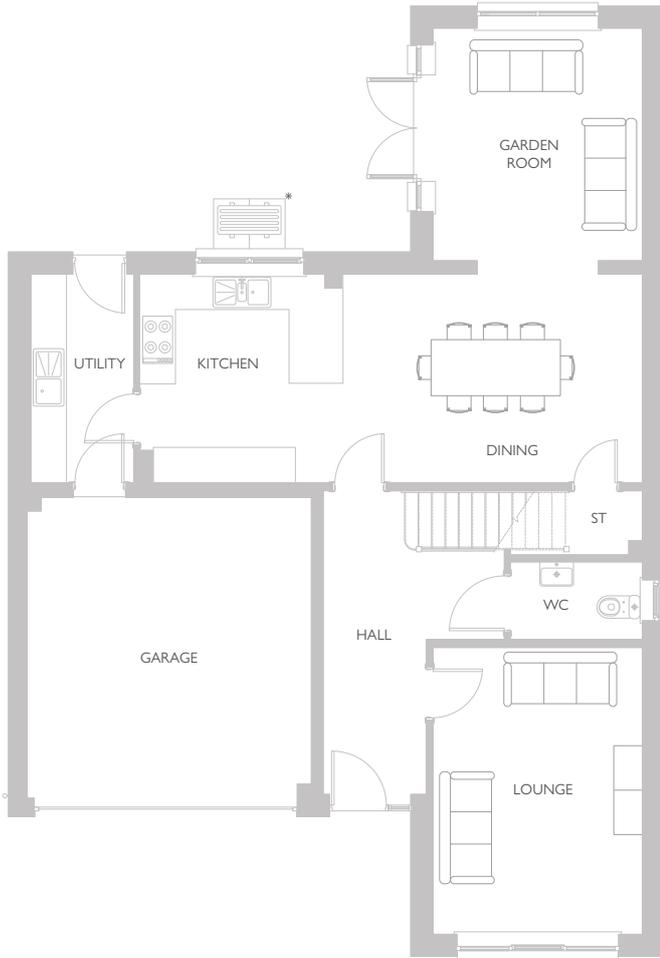
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# MACKINTOSH GARDEN ROOM 5 BEDROOM HOME

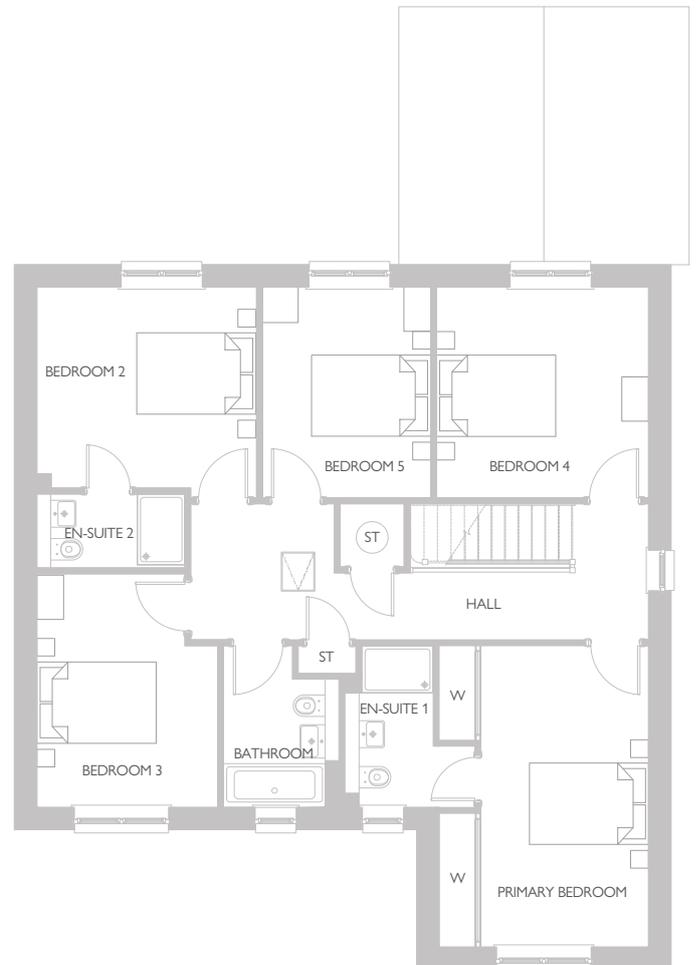


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



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MITCHELL GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods

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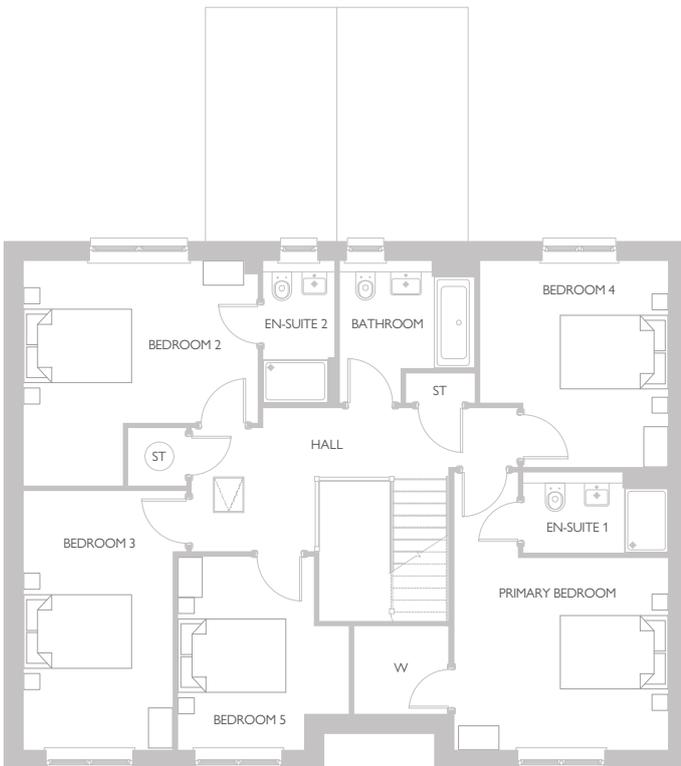
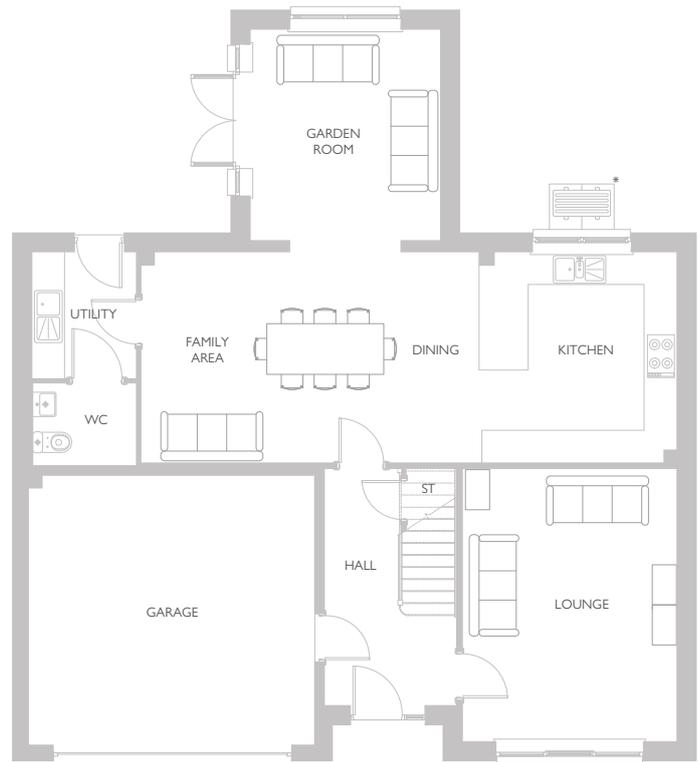


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# MITCHELL GARDEN ROOM 5 BEDROOM HOME

## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"



## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5188 x 3963	17' 0" x 13' 0"
EN-SUITE 1	2686 x 1499	8' 10" x 4' 11"
BEDROOM 2	4338 x 3035	14' 3" x 10' 0"
EN-SUITE 2	2648 x 1324	8' 8" x 4' 4"
BEDROOM 3	4838 x 3013	15' 10" x 9' 11"
BEDROOM 4	3848 x 3486	12' 8" x 11' 5"
BEDROOM 5	3613 x 3167	11' 10" x 10' 5"
BATHROOM	2650 x 2499	8' 8" x 8' 2"

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MURRAY GARDEN ROOM 5 BEDROOM HOME



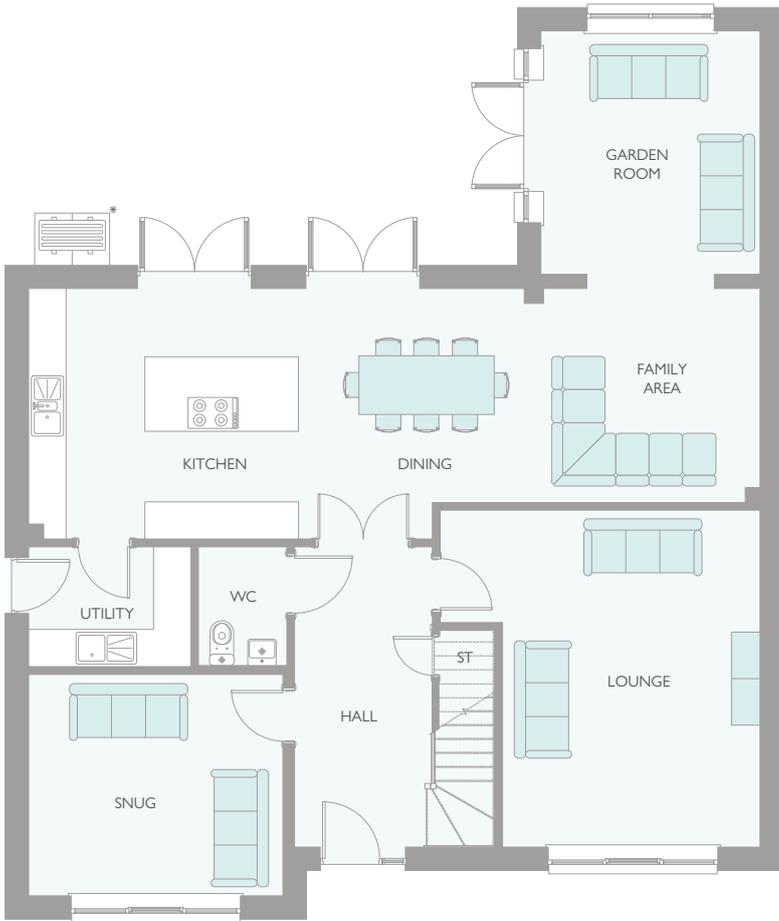
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# MURRAY GARDEN ROOM 5 BEDROOM HOME

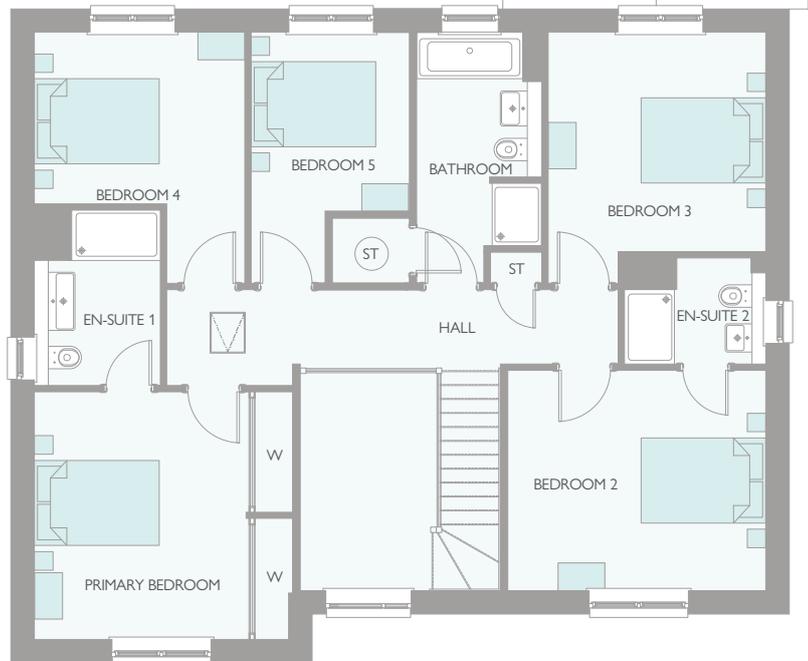


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5444 x 5129	17' 10" x 16' 10"
KITCHEN	4612 x 4046	15' 2" x 13' 3"
DINING / FAMILY	7114 x 3456	23' 4" x 11' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2604 x 1937	8' 7" x 6' 4"
SNUG	4075 x 3581	13' 4" x 11' 9"
WC	1919 x 1416	6' 4" x 4' 8"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4001 x 4139	13' 1" x 13' 7"
EN-SUITE 1	2836 x 2015	9' 4" x 6' 7"
BEDROOM 2	4139 x 3564	13' 7" x 11' 8"
EN-SUITE 2	2265 x 1713	7' 5" x 5' 7"
BEDROOM 3	4060 x 3491	13' 4" x 11' 5"
BEDROOM 4	4060 x 3372	13' 4" x 11' 1"
BEDROOM 5	4060 x 2545	13' 4" x 8' 4"
BATHROOM	4060 x 2014	13' 4" x 6' 7"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchen dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. \*Air Source Heat Pump.

# STEWART GARDEN ROOM 6 BEDROOM HOME



## Wynyard Woods

WYNYARD

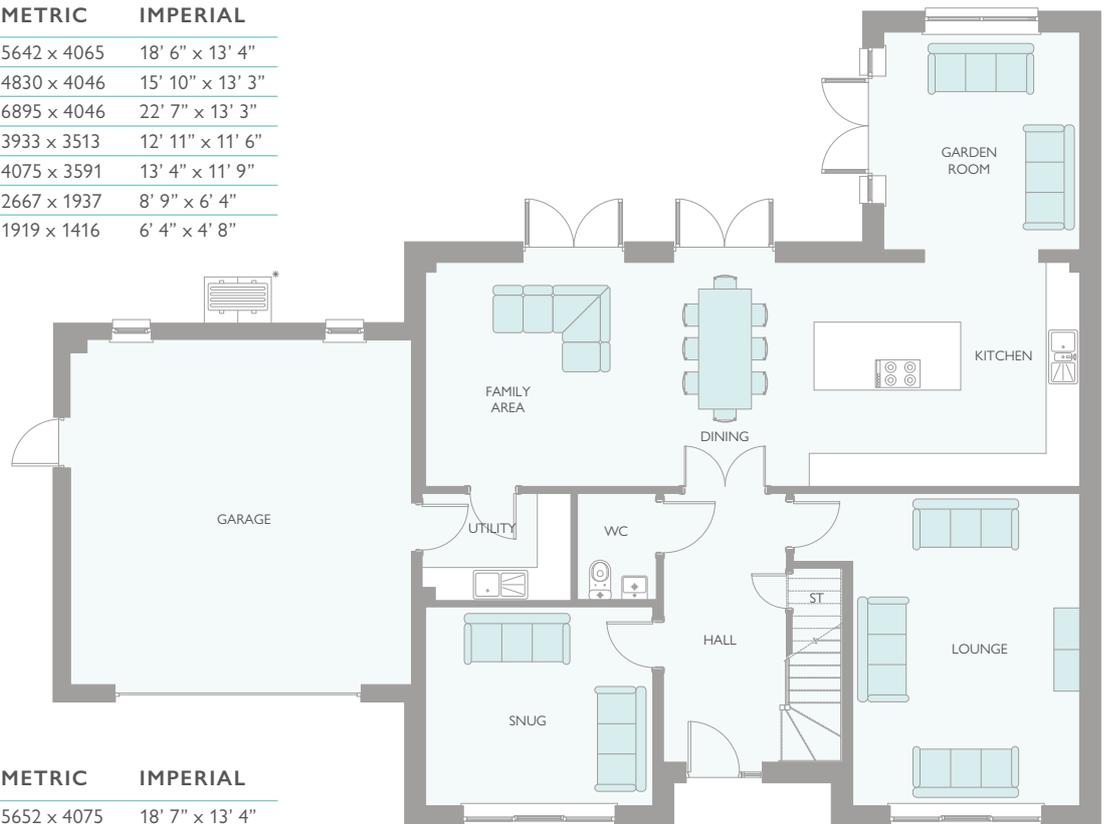


**ROBERTSON**  
HOMES

# STEWART GARDEN ROOM 6 BEDROOM HOME

## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5642 x 4065	18' 6" x 13' 4"
KITCHEN	4830 x 4046	15' 10" x 13' 3"
DINING / FAMILY	6895 x 4046	22' 7" x 13' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
SNUG	4075 x 3591	13' 4" x 11' 9"
UTILITY	2667 x 1937	8' 9" x 6' 4"
WC	1919 x 1416	6' 4" x 4' 8"



## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5652 x 4075	18' 7" x 13' 4"
EN-SUITE 1	3715 x 1957	12' 2" x 6' 5"
DRESSING ROOM	3715 x 2003	12' 2" x 6' 7"
BEDROOM 2	4075 x 2600	13' 4" x 8' 6"
EN-SUITE 2	2550 x 1650	8' 4" x 5' 5"
BEDROOM 3	4258 x 2864	14' 0" x 9' 5"
BEDROOM 4	4258 x 3135	14' 0" x 10' 3"
EN-SUITE 3	2825 x 1712	9' 3" x 5' 7"
BEDROOM 5	4060 x 2787	13' 4" x 9' 2"
BEDROOM 6	4060 x 2788	13' 4" x 9' 2"
BATHROOM	4060 x 2132	13' 4" x 7' 0"



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