

# ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



I Betley Way  
Wynyard | TS22 5XG



Wynyard

Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# I Betley Way Wynyard | TS22 5XG

Exceptional 5-Bedroom Detached Family Home – Sought-After 'The Kingsand' Design by Charles Church.

This beautifully designed five-bedroom, three-storey detached family home, built by Charles Church to their highly regarded 'The Kingsand' design, offers space, style, and seclusion in equal measure. Enjoying a prime position with no properties overlooking to the front or rear, this is a rare opportunity to secure a modern home in a peaceful and private setting.

Step inside to a welcoming entrance hallway, where elegant grey herringbone LVT flooring flows seamlessly throughout the ground floor, setting the tone for the quality finishes found throughout the home.

To the front of the property sits a generously sized living room, perfect for relaxing in comfort. To the rear, a stunning open-plan kitchen, dining, and family area creates a sociable heart of the home, filled with natural light thanks to bi-fold doors that open directly onto the rear garden.

The kitchen combines timeless style with modern convenience, featuring a classic range of units, contrasting granite work surfaces, a central island, and a full suite of integrated appliances including double ovens, fridge, freezer, hob, and dishwasher. A separate utility room with enough space for both a washing machine and tumble dryer and downstairs WC provide additional practicality.

On the first floor, the impressive master bedroom benefits from a spacious dressing area and a sleek en-suite shower room. Two further well-proportioned bedrooms on this level are served by the stylish family bathroom.

The top floor boasts two large double bedrooms, each with their own private en-suite, ideal for older children, guests, or as versatile home office space.

Externally, the home is equally impressive with a long driveway, an oversized single garage, and well-maintained lawned gardens to the front and rear. A standout feature is the open aspect to the front, overlooking a green space, enhancing the sense of privacy.



## AGENTS NOTES:

- \* All main services
- \* Gas fired central heating via radiators
- \* Upvc Double glazed throughout
- \* Council Tax band :- Stockton Borough Council - G
- \* EER 86B
- \* Still under NHBC building certificate

**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

The property is subject to an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.

## LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

## VIEWINGS:-

VIA:- Robinsons Wynyard

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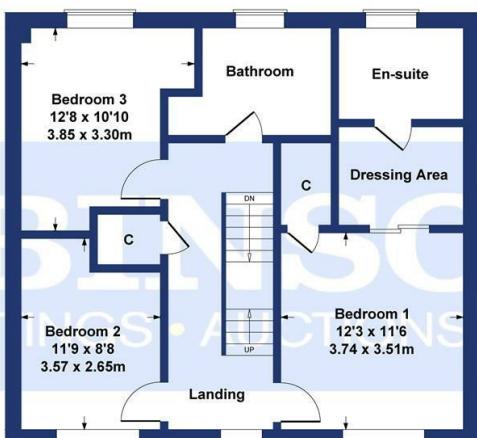


## Betley Way

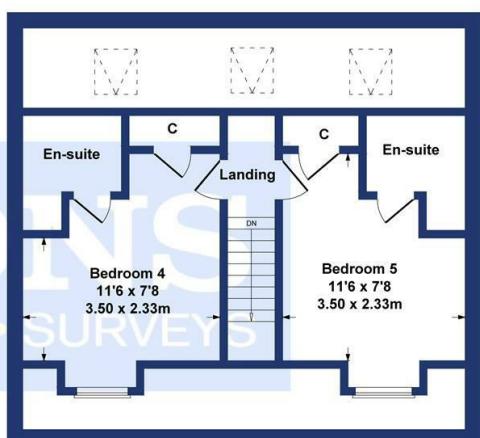
Approximate Gross Internal Area  
2077 sq ft - 193 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.