



Wynyard Manor

WYNYARD, DURHAM

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

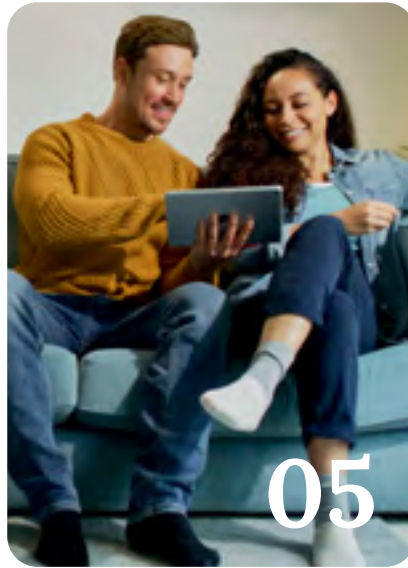
Taylor
Wimpey

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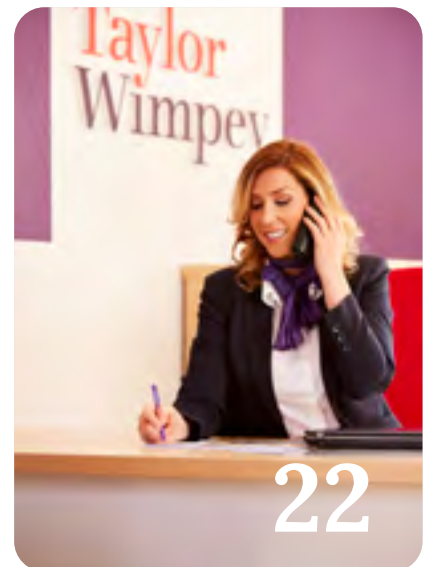
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Welcome to Wynyard Manor

Set deep in the heart of peaceful woodlands sits Wynyard Manor, a brand-new community of high-quality homes. We have a range of luxurious 3, 4 & 5 bedroom homes with flexible living space that's perfect for the modern lifestyle.

With 24 hour security and its very own concierge service you will have everything you need.

[→ View the site plan](#)

Love village life

Set within the beautiful County Durham countryside Wynyard Manor is only a short drive to the beautiful Hardwick Park which ideal for weekend strolls.

Stockton-on-tees & Middlesbrough are also just a short distance from home and for those wanting to go further afield, Teesside Airport is less than 16 miles away.

Surrounding countryside



Local golf



North York Moors



Watch development video



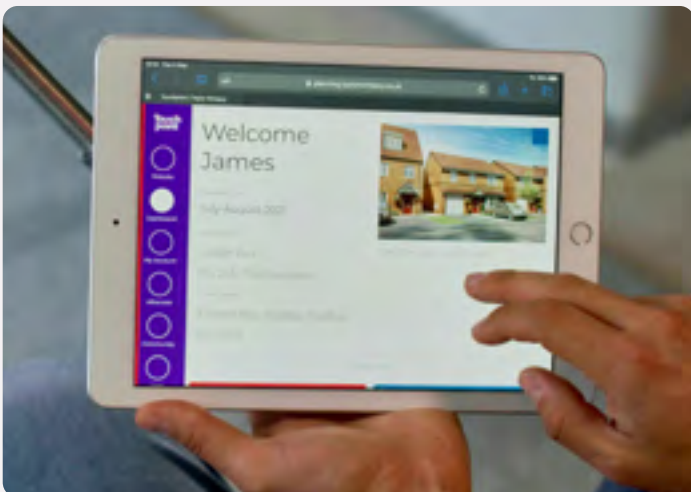
Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



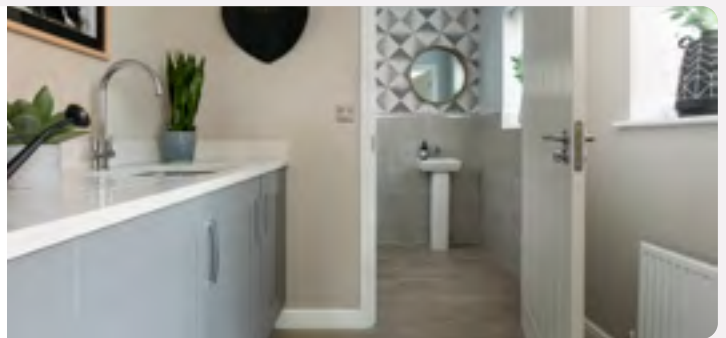
Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

General	
Traditional construction with insulated ground floor, cavity walls and roof space	✓
Kitchens	
Fitted kitchen with choice of door fronts including under unit pelmet lighting*	✓
Choice of laminate finished worktops and worktop upstands*	✓
AEG single or double electric oven and gas hob	✓
Stainless steel splashback to rear of hob	✓
Single or double electric oven and gas hob (stainless steel finish)^	✓
Integrated extractor hood	✓
Fully integrated kitchen appliances including washer, dishwasher and fridge-freezer	✓
Kitchen under unit lighting	✓
Double socket with USB port	✓
Bathrooms, en suites and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en-suite†	✓
Polished chrome heated towel rails to bathroom and en-suites	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Entrance doors and windows	
White PVCu windows, French door† c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
Central heating/Hot water system	
Fully programmable gas fired combination boiler providing central heating & hot water^	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder^	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, Lighting, TV & Communications	
Additional power and communications provided for home office requirements to study rooms	✓
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Polished chrome low energy downlighters to all wet rooms including kitchen and utility†	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital tv aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage†	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable
 ^ Dependant on house style – please refer to your Sales Executive

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Specification of our houses

Internal Finishes	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Traditional timber staircase with white gloss finish	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Wardrobes to Bedroom 1*	✓
External features	
For details of brick, render, stone and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
Solar Panels on selected plots	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting)†	✓
Vertical rear board fencing to all boundaries (other than those depicted on boundary treatment layout)	✓
Driveways finished in Tarmac or block paving†	✓
External tap	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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Our homes

→ 5 bedroom homes



→ 4 bedroom homes



→ 3 bedroom homes



→ View the site plan



The Frampton

5 BEDROOM DETACHED HOME, TOTAL 2,151 sq ft / 199.8m²



GROUND FLOOR

Kitchen/Dining

4.40m × 6.36m 14' 4" × 20' 8"

Reception room 1

4.12m × 5.22m 13' 5" × 17' 1"

Study

2.60m × 2.97m 8' 5" × 9' 7"

Reception room 2

3.00m × 4.74m 9' 8" × 15' 5"



FIRST FLOOR

Bedroom 1

4.35m × 3.71m 14' 2" × 12' 1"

Bedroom 2

3.00m × 4.74m 9' 8" × 15' 5"

Bedroom 3

2.96m × 4.64m 9' 7" × 15' 2"

Bedroom 4

3.82m × 2.58m 12' 5" × 8' 4"

Bedroom 5

2.71m × 2.65m 8' 8" × 8' 6"



[View development](#)



[View our current availability](#)

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The Mappleton

5 BEDROOM DETACHED HOME, TOTAL 2,006 sq ft / 186.4m²



GROUND FLOOR

Study

2.88m × 3.39m 9' 4" × 11' 1"

Dining

3.75m × 3.39m 12' 3" × 11' 1"

Lounge

5.86m × 4.61m 19' 2" × 15' 1"

Kitchen min.

3.14m × 5.85m 10' 3" × 19' 1"



FIRST FLOOR

Bedroom 1 min.

4.40m × 3.39m 14' 4" × 11' 1"

Bedroom 2

3.99m × 2.86m 13' 0" × 9' 3"

Bedroom 3

2.92m × 4.37m 9' 5" × 14' 3"

Bedroom 4

3.35m × 3.27m 10' 9" × 10' 7"

Bedroom 5

2.31m × 3.11m 7' 5" × 10' 2"

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The Lavenham

5 BEDROOM DETACHED HOME, TOTAL 1,646 sq ft / 152.9m²



GROUND FLOOR

Lounge min.

5.26m × 3.90m 17' 3" × 12' 10"

Kitchen max.

5.69m × 3.30m 18' 8" × 10'
10"

Dining

3.06m × 3.20m 10' 1" × 10' 6"



FIRST FLOOR

Bedroom 1 max/min.

4.53m × 3.81m 14' 10" × 12' 6"

Bedroom 2

3.81m × 3.52m 12' 6" × 11' 7"

Bedroom 3

3.40m × 2.69m 11' 2" × 8' 10"

Bedroom 4

3.28m × 2.69m 10' 9" × 8' 10"

Bedroom 5 min.

2.85m × 3.00m 9' 4" × 9' 10"

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The Cavendish

4 BEDROOM DETACHED HOME, TOTAL 2,195 sq ft / 203.9m²



GROUND FLOOR

Lounge

3.73m × 4.63m 12' 2" × 15' 1"

Study

2.49m × 3.05m 8' 1" × 10' 0"

Dining room

4.11m × 3.13m 13' 4" × 10' 2"

Kitchen

4.18m × 3.40m 13' 7" × 11' 1"

Family room

3.51m × 4.27m 11' 5" × 14' 0"



FIRST FLOOR

Bedroom 1

5.80m × 5.19m 19' 0" × 17' 0"

Bedroom 2

3.76m × 4.29m 12' 3" × 14' 0"

Bedroom 3

3.17m × 2.92m 10' 4" × 9' 5"

Bedroom 4

2.55m × 3.15m 8' 3" × 10' 3"

[→ View development](#)

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The President

4 BEDROOM DETACHED HOME, TOTAL 2,045 sq ft / 190.0m²



GROUND FLOOR

Living Room
4.53m × 3.95m 14'11" × 13'0"

Kitchen
4.85m × 3.39m 15' 9" × 11' 1"

Dining room
3.35m × 4.22m 10' 9" × 13' 8"

Study
2.47m × 3.39m 8' 1" × 11' 1"

Snug
3.38m × 3.95m 11'1" × 13'0"



FIRST FLOOR

Bedroom 1
4.47m × 3.95m 14' 6" × 12' 9"

Bedroom 2
3.63m × 4.01m 11' 9" × 13' 1"

Bedroom 3
3.43m × 3.95m 11' 2" × 12' 9"

Bedroom 4
2.43m × 3.53m 7' 9" × 11' 5"

[→ View development](#)

[→ View our current availability](#)

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The Heydon

4 BEDROOM DETACHED HOME, TOTAL 1,670 sq ft / 155.2m²



GROUND FLOOR

Lounge max.

7.57m × 3.84m 24' 8" × 12' 5"

Kitchen

3.50m × 3.15m 11' 4" × 10' 3"

Dining

3.50m × 3.45m 11' 4" × 11' 3"

Study

2.45m × 2.76m 8' 0" × 9' 0"



FIRST FLOOR

Bedroom 1 max.

4.18m × 3.90m 13' 7" × 12' 7"

Bedroom 2

3.56m × 3.20m 11' 6" × 10' 4"

Bedroom 3 max.

2.82m × 3.84m 9' 2" × 12' 5"

Bedroom 4

2.13m × 3.84m 6' 9" × 12' 5"

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The Shelford

4 BEDROOM DETACHED HOME, TOTAL 1,378 sq ft / 128.0m²



GROUND FLOOR

Lounge

4.74m x 3.88m 15' 7" x 12' 9"

Kitchen/Dining max.

8.10m x 3.24m 26' 7" x 10' 8"

Study

2.64m x 2.10m 8' 8" x 6' 11"

*Traditional W.C. arrangement available



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 max.

4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 max.

3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 max.

3.89m x 2.75m 12' 9" x 9' 0"

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The Langdale

4 BEDROOM DETACHED HOME, TOTAL 1,530 sq ft / 142.1m²



GROUND FLOOR

Lounge

4.56m × 4.49m 15' 0" × 14' 9"

Kitchen/Family

6.82m × 3.44m 22' 5" × 11' 3"

Dining

3.41m × 3.05m 11' 2" × 10' 0"



FIRST FLOOR

Bedroom 1 max.

6.07m × 3.44m 19' 11" × 11' 3"

Bedroom 2 min.

4.56m × 3.08m 15' 0" × 10' 1"

Bedroom 3

3.05m × 2.98m 10' 0" × 9' 8"

Bedroom 4 max.

3.48m × 2.68m 11' 5" × 8' 10"

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The Haddenham

4 BEDROOM DETACHED HOME, TOTAL 1,460 sq ft / 135.6m²



GROUND FLOOR

Lounge max.

5.62m × 3.44m 18' 5" × 11' 3"

Kitchen/Dining

6.34m × 3.30m 20' 9" × 10' 10"



FIRST FLOOR

Bedroom 1 max.

4.04m × 4.86m 13' 3" × 15' 11"

Bedroom 2 max.

4.04m × 3.83m 13' 3" × 12' 7"

Bedroom 3

3.28m × 3.23m 10' 9" × 10' 7"

Bedroom 4

2.79m × 3.23m 9' 2" × 10' 7"

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The Eynsham

4 BEDROOM DETACHED HOME, TOTAL 1,334 sq ft / 123.9m²



GROUND FLOOR

Lounge

5.59m × 3.32m 18' 4" × 10' 11"

Kitchen

2.98m × 2.50m 9' 10" × 8' 3"

Family

2.98m × 2.60m 9' 10" × 8' 7"

Dining

2.98m × 2.96m 9' 10" × 9' 9"



FIRST FLOOR

Bedroom 1 max.

3.90m × 4.59m 12' 10" × 15' 0"

Bedroom 2 max.

4.16m × 2.90m 13' 8" × 9' 6"

Bedroom 3

3.14m × 2.71m 10' 3" × 8' 11"

Bedroom 4

2.58m × 3.18m 8' 5" × 10' 4"

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The Ashbourne

3 BEDROOM DETACHED HOME, TOTAL 1,232 sq ft / 114.4m²



GROUND FLOOR

Family room

3.25m × 2.75m 10' 6" × 9' 0"

Kitchen/Diner

4.79m × 2.75m 15' 7" × 9' 0"



FIRST FLOOR

Lounge

3.28m × 4.59m 10' 7" × 15' 0"

Bedroom 3

2.62m × 4.59m 8' 5" × 15' 0"



SECOND FLOOR

3.34m × 4.59m 10' 9" × 15' 0"

Bedroom 2

2.68m × 4.59m 8' 7" × 15' 0"

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Ways to buy

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.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



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Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01740 617 051.**



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



WYNYARD MANOR Off A689, Wynyard, Durham, TS22 5GS

CONTACT US ON 01740 617 051

Taylor Wimpey

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