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DERE STREET
Homes

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FOUR, FIVE AND SIX BEDROOM
EXECUTIVE DETACHED HOMES



A UNIQUE, LUXURY DEVELOPMENT
BY DERE STREET HOMES

THE PERFECT
Combination of
TRANQUILITY
& MODERN LIVING

Wynyard Rise consists of 64 luxury four, five and six bedroom detached executive homes. Located in one of the most sought after areas of the private estate, the homes have been designed for modern family living offering a high specification to suit all aspects of family life. The tranquil surroundings off Wynyard Woods offer a superb location.



Image for illustrative purposes only.

ONE OF THE
most prestigious
ADDRESSES IN THE AREA

SUPERBLY LOCATED
in the Beautiful
& PRESTIGIOUS
grounds of Wynyard Park

Located in one of the most sought after areas of Wynyard, Wynyard Rise offers high specification homes to suit all aspects of family life.

With tranquil woodland surroundings, it will be easy to relax into village life. Wynyard Hall is just a walk away where you can relax in the Spa or enjoy afternoon tea with family and friends.

Wynyard Village also has great local amenities including a pharmacy, salon, dentist, grocery store, plus a café, pub and restaurant so you don't have far to travel for every day convenience.

There are several schools nearby including the 'Outstanding' rated Wynyard C of E Primary and Sedgfield Community College. In addition there is a choice of nearby independent schools including Yarm School, Red House School and Teesside High.



Award-winning lakeside Spa at Wynyard Hall



The Gardens, one of the largest rose gardens in the UK



Wynyard Golf Course is just a few minutes away

ENJOY THE MATURE
Woodland Setting
& PEACEFUL
& LIFESTYLE



4 BEDROOM
family home



This highly desirable four bedroom executive home with detached double garage is ideal for family life.

Venturing through the double height hallway, you will be impressed with the large, open plan family dining and kitchen area. Bi-fold doors open onto the garden, flooding the home with natural light and bringing the outside in. The ground floor also benefits from a Home Office/Study

which is accessed from the hall, whilst across the hallway a separate Living Room offers peace and tranquillity.

Upstairs an impressive Master Bedroom, complete with en-suite facilities is located off the bright and airy landing, created by the extended height ceilings. Bedroom Two also benefits from en-suite facilities offering the option of a perfect guest room. A further two double bedrooms share the generous family bathroom which completes the first floor.



Ground Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Living room	5.77 x 4.18	18'11" x 13'8"
Study	3.56 x 3.28	11'8" x 10'9"
Family/Dining/Kitchen	4.09 x 10.03	13'5" x 32'11"
Utility	1.99 x 2.16	6'6" x 7'1"
WC	1.99 x 1.01	6'6" x 3'4"

Principal dimensions are not measured into areas including (but not restricted to) bay windows, alcoves or wardrobes where applicable. The dimensions where specified are for indicative purposes only and are not intended to be relied upon for determining (without limitation) carpet sizes, appliances, spaces or items of furniture. The company's policy is one of continuous product development and improvement, both in design and in construction. We therefore reserve the right to make amendments without notice. The illustration and particulars set out above are for illustration purposes and general guidance only since items such as (without limitation) brick and tile colour, door styles and external treatments including landscaping may vary from time to time. Please ask for details of the treatments specified for individual plots. These particulars cannot be relied upon as accurately describing any of the prescribed matters specified in any order made under the Property Misdescriptions Act 1991 nor do they constitute a contract, part of a contract or a warranty. January 2014.



First Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Master Bedroom	3.95 x 4.18	12'11" x 13'8"
En-suite	1.71 x 2.71	5'7" x 8'11"
Bedroom 2	3.83 x 3.32	12'7" x 10'11"
En-suite	1.73 x 2.06	5'8" x 6'9"
Bedroom 3	4.09 x 3.87	13'5" x 12'8"
Bedroom 4	3.90 x 3.41	12'9" x 11'2"
Bathroom	2.52 x 2.71	8'3" x 8'11"

THE FORRESTER

PLOTS 14, 16, 24, 30, 35, 40, 43, 45, 49, 52, 54 & 64

4 BEDROOM
family home



This magnificent four bedroom detached home with integral double garage features a stunning double height entrance hall which is bathed in natural light from the large windows.

The central hall leads into the beautiful open plan kitchen/dining and family room which is bathed in natural light from the bi-fold doors which open fully onto the rear garden, truly allowing the

outdoor and indoor spaces to be brought together. A spacious living room, perfect for relaxing, completes the ground floor.

Moving upstairs, the fabulous and spacious Master Bedroom is complete with en-suite facilities and Dressing Area. Three further double bedrooms and a stylish family bathroom are located off the central hallway.

GROUND FLOOR



Ground Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Living Room	5.89 x 4.43	19'4" x 14'6"
Dining Area	4.31 x 2.99	14'2" x 9'10"
Kitchen Area	2.56 x 5.64	8'5" x 18'6"
Dining Area/Kitchen	4.31 x 10.59	14'2" x 34'9"
Utility/Boot room	1.87 x 3.24	6'2" x 10'8"
Family Room	4.47 x 5.98	14'8" x 19'7"
WC	1.19 x 2.19	3'11" x 7'2"

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FIRST FLOOR



First Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Master Bedroom	5.35 x 4.44	17'7" x 14'7"
En-suite	1.99 x 2.58	6'6" x 8'5"
Dressing Area	2.24 x 2.58	7'4" x 8'5"
Bedroom 2	7.58 x 3.25	24'11" x 10'8"
Bedroom 3	2.90 x 5.23	9'6" x 17'2"
Bedroom 4	2.90 x 5.23	9'6" x 17'2"
Bathroom	3.27 x 1.98	10'9" x 6'6"

4 BEDROOM
family home



This truly luxurious four bedroom detached property includes a detached double garage and a delightful welcoming double height entrance hall with a vast open plan kitchen/family/ dining area. Bi-fold doors flood the dining area with natural light and open fully onto the rear garden, truly allowing the outdoor and indoor living spaces to be brought together. Across the hallway, the Living Room offers peace and

tranquillity whilst a separate study/practical home office finishes off the impressive ground floor. The central staircase leads to the first floor which showcases the Master Bedroom with separate dressing area and en-suite facilities. Bedroom Two also enjoys en-suite facilities, with two further bedrooms and the family bathroom completing the first floor.

GROUND FLOOR



Ground Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Living Room	5.62 x 4.18	18'5" x 13'8"
Study	3.28 x 4.99	10'9" x 16'4"
Kitchen/Family Room	4.21 x 10.48	13'10" x 34'4"
Dining Area	3.26 x 4.40	10'8" x 14'5"
Utility	1.79 x 2.51	5'10" x 8'3"
WC	1.79 x 1.56	5'10" x 5'1"

FIRST FLOOR



First Floor

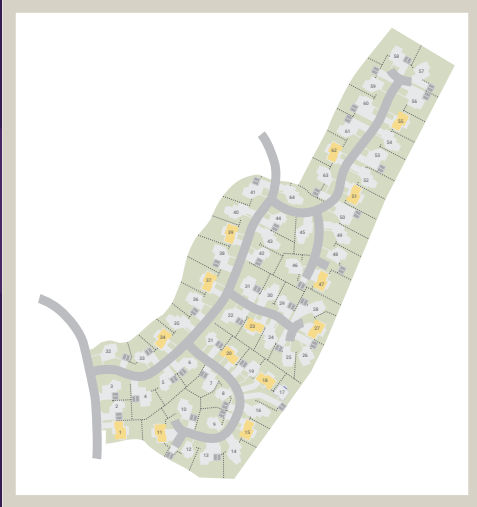
ROOM	METRIC (Max)	IMPERIAL (Max)
Master Bedroom	3.13 x 4.40	10'3" x 14'5"
Dressing Area	2.88 x 3.68	9'6" x 12'1"
En-suite	2.18 x 2.27	7'2" x 7'5"
Bedroom 2	3.80 x 4.18	12'6" x 13'8"
En-suite	1.71 x 2.94	5'7" x 9'8"
Bedroom 3	4.99 x 3.28	16'4" x 10'9"
Bedroom 4	3.13 x 4.30	10'3" x 14'1"
Bathroom	2.46 x 2.94	8'1" x 9'8"

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THE WARDELL

PLOTS 1, 11, 15, 18, 20, 23, 27, 34, 37, 39, 47, 51, 55 & 62

5 BEDROOM
family home



The Wardell is an opulent five bedroom detached home with integral double garage. The design features a spacious open plan kitchen, dining and family room with modern Bi-fold doors which open fully onto the rear garden, creating a wonderfully bright and airy space, perfect for relaxed family living. The expansive glass in the hallway is a stunning design feature of the home, with a separate Living Room, ideal for quiet time away from hectic family life located off the hallway.

The stairs leads to a spacious galleried landing which overlooks the main entrance hallway. The Master Bedroom comes complete with walk-in wardrobes and a full en-suite bathroom. Bedroom Two enjoys en-suite shower facilities, with three further double bedrooms and the family bathroom completing this floor.

GROUND FLOOR



Ground Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Living Room	4.76 x 4.18	15'10" x 13'8"
Family Room	4.97 x 3.73	16'4" x 12'3"
Kitchen/Dining Room	10.36 x 3.80	34'0" x 12'5"
Pantry	1.93 x 2.28	6'4" x 7'6"
Utility/Boot Room	2.30 x 4.48	7'6" x 14'8"
WC	0.97 x 2.06	3'2" x 6'9"

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FIRST FLOOR



First Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Master Bedroom	4.68 x 4.55	15'4" x 14'11"
Robes	3.30 x 1.75	10'10" x 5'9"
En-suite	3.30 x 2.65	10'10" x 8'8"
Bedroom 2	4.76 x 4.18	15'7" x 13'8"
En-suite	1.93 x 1.71	6'4" x 5'7"
Bedroom 3	3.84 x 3.77	12'7" x 12'5"
Bedroom 4	3.68 x 3.73	12'1" x 12'3"
Bedroom 5	3.80 x 4.22	12'5" x 13'10"
Bathroom	2.33 x 2.14	7'8" x 7'0"

THE STAG

PLOTS 10, 13, 17, 22, 26, 32, 38, 41, 46, 48, 53, 57, 58, 59, 61 & 63

6 BEDROOM
family home



The Stag is a grand, three storey, six bedroom home with detached double garage.

The Stag plays host to an impressive double height hallway, one of the many stunning design features included within this home, which creates a fantastic light and bright entrance space.

Off the central hallway to the rear of the home is the vast open plan kitchen/dining and family area with Bi-fold doors leading out into the garden, allowing the outdoor and indoor spaces to be brought together. This wonderful open plan area creates the ideal space for modern everyday living, ranging from busy family times to formal celebrations. A separate living area and snug are perfect additions to the ground floor, ideal for quiet time away from hectic family life.

The first floor features the most incredible master bedroom which covers the full width of the home and benefits from a full en-suite bathroom and separate walk-in dressing area. Three further double bedrooms and the family bathroom are also located on the first floor.

The second floor has the final two double bedrooms, complete with en-suite facilities, perfect for teenage hideaways or impressive guest rooms.

GROUND FLOOR



Ground Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Living Room	5.91 x 4.43	19'5" x 14'6"
Snug	4.39 x 4.43	14'5" x 14'6"
Utility	1.81 x 2.83	5'11" x 9'3"
Kitchen/Dining/Family	11.94 x 5.64	39'2" x 18'6"
WC	1.81 x 1.49	5'11" x 4'11"

FIRST FLOOR



First Floor

ROOM	METRIC (Max)	IMPERIAL (Max)
Master Bedroom	4.39 x 4.43	14'5" x 14'6"
Dressing Room	3.10 x 2.66	10'2" x 8'9"
En-suite	3.05 x 4.16	10'0" x 13'8"
Bedroom 4	4.20 x 4.43	13'9" x 14'6"
Bedroom 5	4.40 x 3.39	14'5" x 11'1"
Bedroom 6	3.05 x 4.16	10'0" x 13'8"
Bathroom	3.34 x 2.11	10'12" x 6'11"

SECOND FLOOR



Second Floor

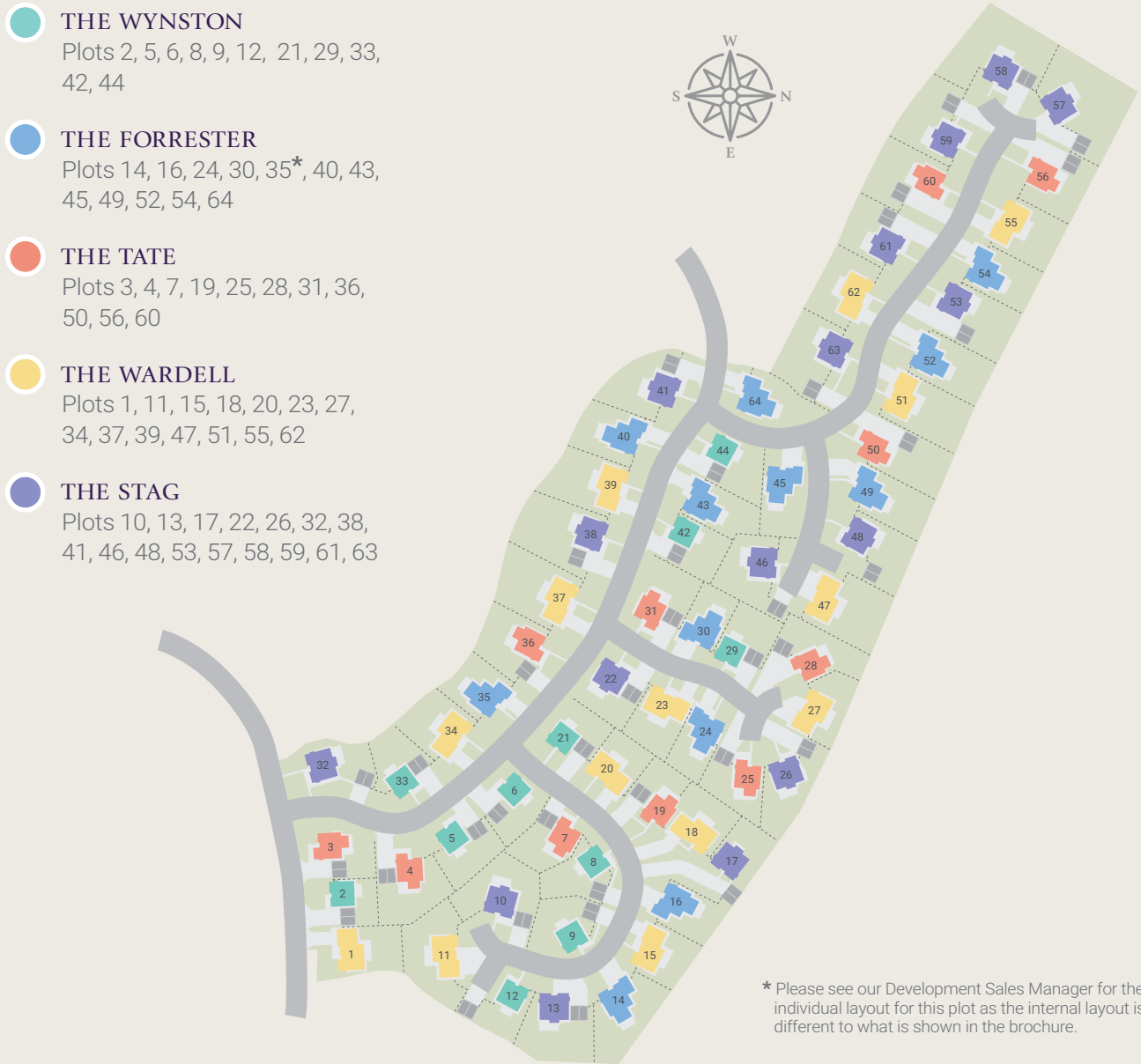
ROOM	METRIC (Max)	IMPERIAL (Max)
Bedroom 2	4.47 x 4.76	14'8" x 15'8"
En-suite	4.53 x 1.86	14'11" x 6'1"
Bedroom 3	4.47 x 4.76	14'8" x 15'8"
En-suite	4.53 x 1.86	14'11" x 6'1"

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SITE LAYOUT

A Beautiful
Collection of
EXECUTIVE HOMES

Thank you to Poppy (age 5),
Harry (age 7), Kristina (age 9),
Isla (age 7), Joshua (age 6),
Hugo (age 7) and Ava (age 5),
the local school children of
Wynyard Church of England
Primary School who were the
winners of our competition
to name the new house
designs for our exclusive
Wynyard Rise development.



SPECIFICATIONS

- Bespoke kitchens with contemporary and traditional options
- Bosch & Zanussi integrated kitchen appliances including double oven, induction hob, dishwasher and Fridge Freezer
- Granite worktop as standard to kitchen
- Modern/sleek deta screwless sockets and switches
- Ideal Standard bathrooms with Vanity units to all Bathrooms & Cloaks
- Porcelain wall tiles to bathroom & Ensuite (Full height to shower walls, half height to remaining)
- Double glazed windows in Anthracite Grey
- Bi-fold doors to the rear of the property
- Balanced flue gas stoves
- Turfed Front Garden
- Indian Stone paving
- Burglar Alarms
- LABC Warranty
- Award Winning Architect designed properties



Example images



ABOUT DERE STREET HOMES

Formed in 2001, Durham-based Dere Street Homes have built up an enviable reputation for the creation of not only small and exclusive developments, but also larger developments using a range of two to seven bedroom homes.

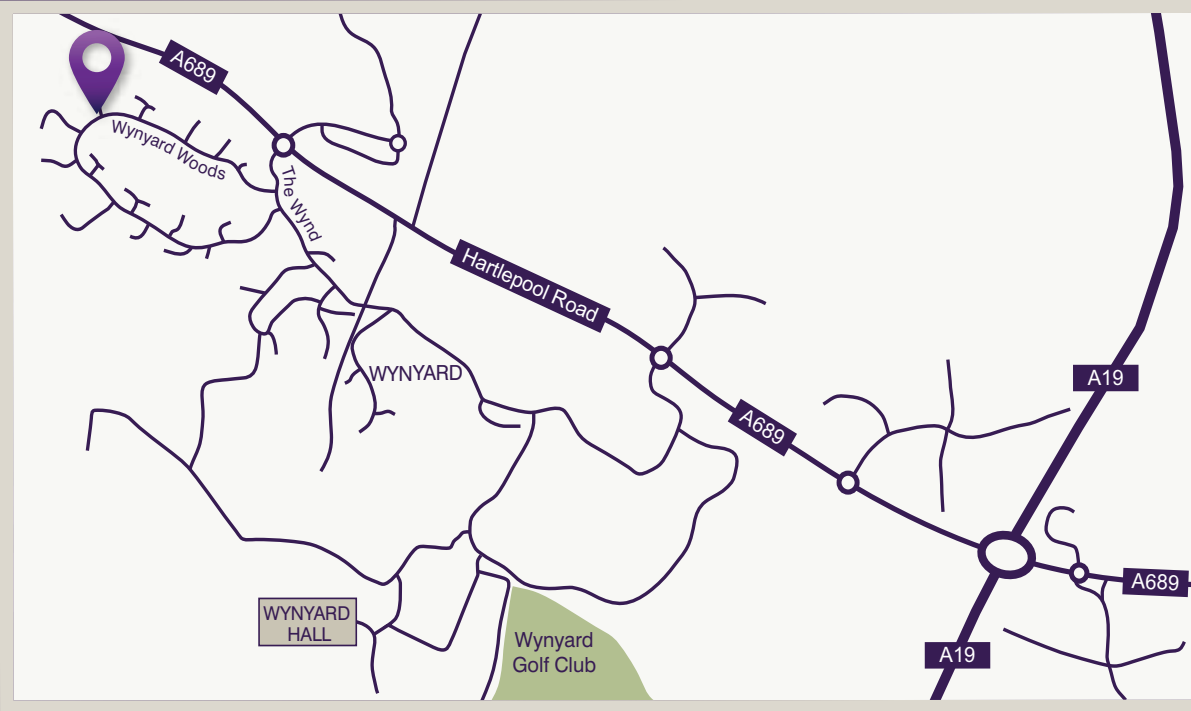
Whilst the projects may have differed, Dere Street Homes' adherence to the very highest standards of quality, design, construction and finishing have remained constant throughout and their latest development is built and finished to the same high standards as previous successful schemes.

HOW TO FIND WYNYARD RISE

From the A19
Leave the A19 at the exit for the A689 (signposted Bishop Auckland/Durham /Hartlepool/A1(M)). Follow signs for Sedgfield/Wynyard Park/A689 and merge onto Coal Lane/A689 and continue straight ahead over two roundabouts. At the 3rd roundabout take the first exit on the left onto The Wynd. Turn right onto Wynyard Wood, continue along the road and Wynyard Rise is located on your right.

From the A1(m)
Leave the A1(M) at Junction 60, take the A689 exit to Teesside/Hartlepool/Bishop Auckland. Heading along the A689 towards Hartlepool/Teesside. Follow the A689 going straight ahead at two roundabouts. At the 3rd roundabout take the 3rd exit onto the Wynd. Turn right onto Wynyard Wood, continue along the road and Wynyard Rise is located on your right.

SAT NAV: TS22 5SE



Example Interiors of other Dere Street Homes Developments



A reputation for *High quality design,*
CONSTRUCTION & FINISHING