



You couldn't be better placed.

Driving through Manorside's own private gateway, you'll be captivated by this exclusive enclave, comprised of just 28 plots. The rural atmosphere and woodland character of Wynyard Park will be enhanced by the landscape design of Manorside - inspired planting, topiary, verges, heritage signage and lighting. All shared areas will be meticulously maintained by our Landscape Team.

DEVELOPMENTS BY



AT WYNYARD PARK

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THE AMBERLEY

MANORSIDE · WYNYARD PARK



DEVELOPMENTS BY



THE AMBERLEY

A 5-BEDROOM BESPOKE COUNTRY HOUSE
SET WITHIN 0.28 OF AN ACRE OF GROUNDS IN
ONE OF WYNYARD PARK'S MOST EXCLUSIVE ENCLAVES

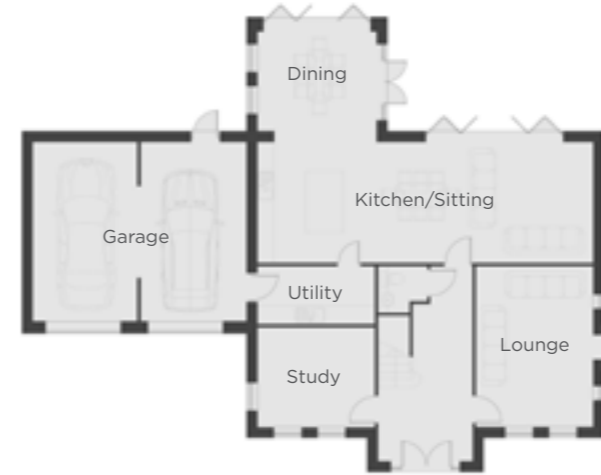
You cannot aspire to a higher quality of life than that which The Amberley bestows. The promise of privileged living announced by the pillared portico is amply fulfilled as you enter the hall with its grand central staircase.

Which way now? Into a study large enough to conduct serious business, or the self-contained living room, or ahead into the absolutely stunning expanse of the dining room, sitting room and kitchen, bathed in light from terrace doors.

Take the stairs and find yourself on a restful landing with an amazing array of bedrooms and bathrooms all around.

The Amberley is fortunate in having one the best addresses in the North of England - Manorside, Wynyard Park. Self-contained within 10 acres of mature woodland in an area of high landscape value, Manorside is the setting for a small number of magnificent self-build homes.

Impressive by any standards, what you see is just the start of what you can make it. The vital final specification of finishes, materials, technology, kitchen, bathrooms and exterior landscape designs are for you to decide - and Joseph Homes to execute in style.



GROUND FLOOR DIMENSIONS

Kitchen/Sitting	3950mm x 10975mm	(12' 11" x 36' 0")
Dining	3245mm x 3835mm	(10' 7" x 12' 7")
Utility	1895mm x 3840mm	(6' 2" x 12' 7")
Lounge	5250mm x 3840mm	(17' 2" x 12' 7")
Study	3265mm x 3840mm	(10' 8" x 12' 7")
Garage	5850mm x 6995mm	(19' 2" x 22' 11")



FIRST FLOOR DIMENSIONS

Bedroom 1	5900mm x 4455mm	(19' 4" x 14' 7")
Bedroom 2	3485mm x 3895mm	(11' 5" x 12' 9")
Bedroom 3	3255mm x 3840mm	(10' 8" x 12' 7")
Bedroom 4	3960mm x 3840mm	(12' 11" x 12' 7")
Bedroom 5	3360mm x 3845mm	(11' 0" x 12' 7")

Internal floor area 3,488 sq ft

Please note: All illustrations are for indicative purposes only. All plans, including measurements, are approximate and are subject to change. Dimensions do not include ensuites/robes or bay windows. T&Cs apply - please visit www.josephhomes.life/terms