



Plot 1, Manor Woods
CB10 2UT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Plot 1

Manor Woods | Wimbish | CB10 2UT

Guide Price £1,600,000

- Part of an exclusive gated development of just four homes
- Spacious and versatile accommodation extending to approximately 3,894 sq ft
- Impressive open-plan kitchen/dining room with island and doors to the garden
- Elegant sitting room and leisure room, ideal for entertaining and relaxation
- Study, utility, and pantry providing practical everyday living spaces
- Four generous bedrooms, all with en suites, including a luxurious principal suite with dressing room

The Property

A stunning and exclusive gated development of just four executive new build homes, finished to the highest of quality with beautiful individual detailing, making this development and these wonderful homes really stand out from the crowd.

The Setting

Manor Wood is located on the edge of Wimbish, a charming village set amidst the rolling north Essex countryside, just three miles south-east of the historic market town of Saffron Walden. With its meandering lanes, traditional cottages and surrounding farmland, the village enjoys an authentic rural character, while remaining well connected for modern life.

The village itself offers a welcoming community, with a highly regarded primary school, parish church, village hall and local amenities catering to day-to-day needs. A network of footpaths and bridleways provides wonderful walking and riding through unspoilt countryside, with opportunities to enjoy the peace and beauty of this delightful corner of Essex.

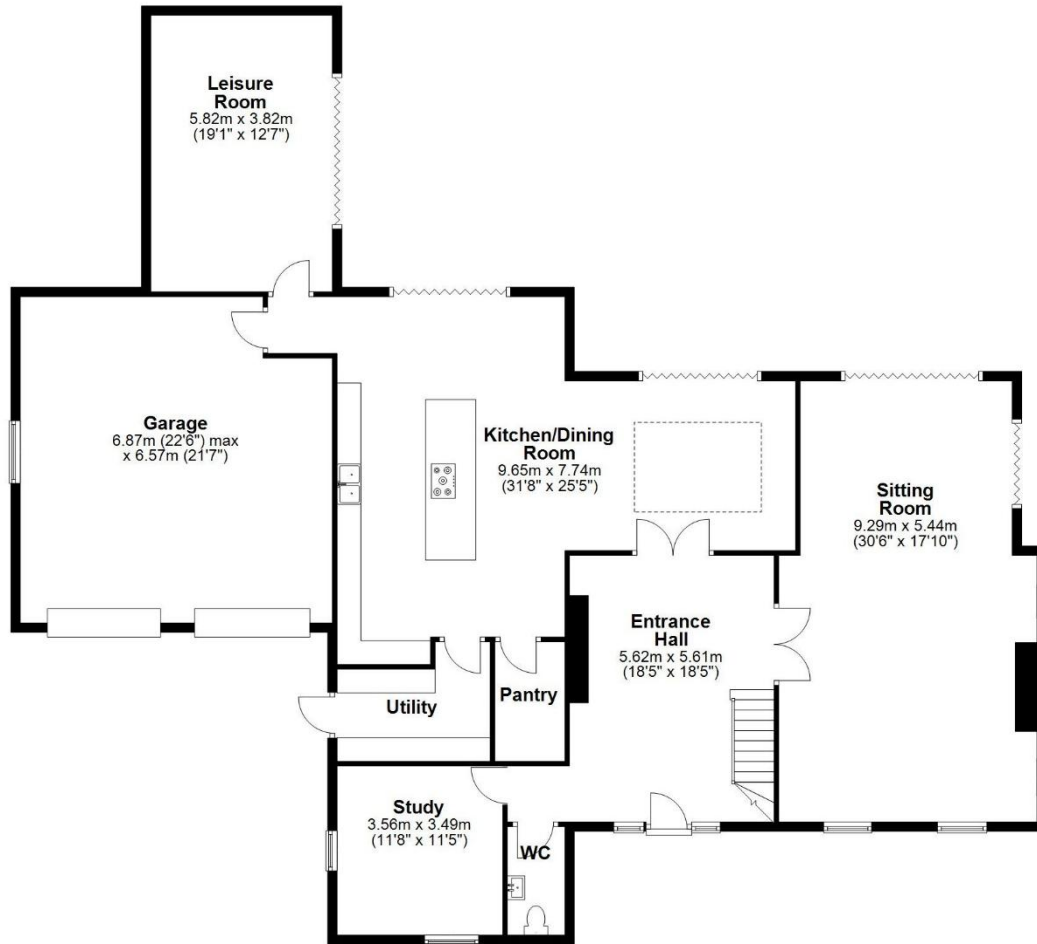
For a broader range of shops, restaurants and services, the medieval town of Saffron Walden is close by, renowned for its vibrant market, excellent schooling and cultural attractions including the Fry Art Gallery and Saffron Hall concert venue. Cambridge lies only 16 miles to the north, offering world-class shopping, dining and academic facilities, while London is easily accessible via the M11 and regular rail services from Audley End into Liverpool Street.

Wimbish is the kind of place that perfectly balances tranquillity with convenience – a true rural retreat, yet close enough to major centres for commuting, schooling and leisure.



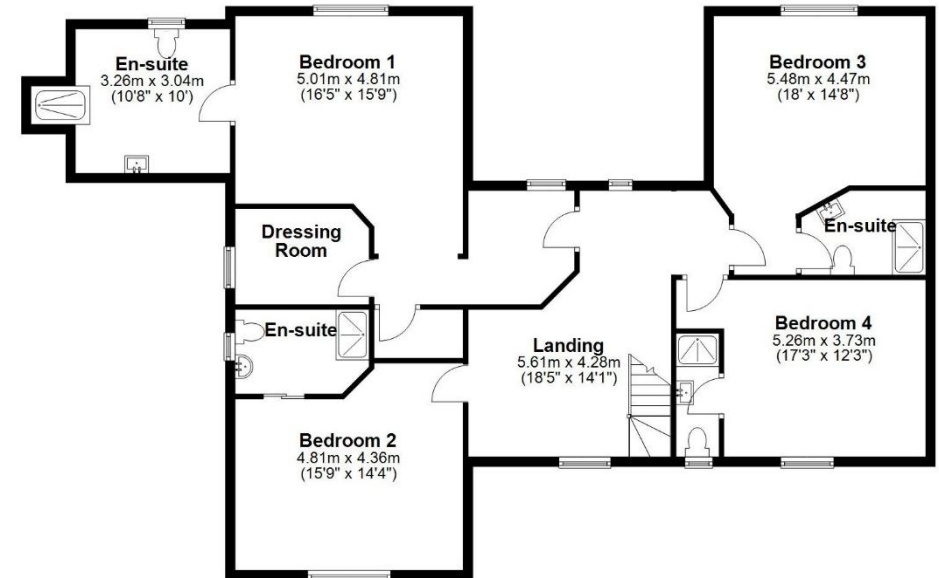
Ground Floor

Approx. 223.4 sq. metres (2404.5 sq. feet)



First Floor

Approx. 138.4 sq. metres (1489.5 sq. feet)



Total area: approx. 361.8 sq. metres (3894.0 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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