



Plot 3, Manor Woods  
CB10 2UT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Plot 3

Manor Wood | Wimbish | CB10 2UT

Guide Price £1,750,000

- Part of an exclusive gated development of just four homes
- Extending to over 4,000 sq ft of living space
- Grand reception hall with fireplace and statement staircase
- Bespoke open-plan kitchen/dining/family room with garden access
- Elegant sitting room with stone fireplace
- Five/six bedrooms, three with en suites
- Principal suite with vaulted ceiling, Juliet balcony, dressing room and luxury bathroom
- Dramatic bathrooms finished to a hotel standard
- Double garage with ample off-road parking
- No upward chain

## 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.





### The Accommodation

Manor Wood is a private gated development of just four exceptional residences, each individually designed and finished to an uncompromising standard. Plot 3 is perhaps the most striking of all – a substantial family home extending to over 4,000 sq ft, distinguished by its soaring vaulted ceilings, exposed beams, bespoke joinery and a level of finish more often associated with the pages of a design magazine than a new-build home.

From the first impression in the grand reception hall, with its feature fireplace, exposed brickwork and sweeping staircase, there is a sense of presence and quality that runs throughout. The interiors are bright, spacious and thoughtfully planned, with a flowing layout that balances generous open-plan living with more intimate spaces.

At its heart lies the kitchen, dining and family room – a spectacular space where a bespoke kitchen with central island and quartz worktops opens onto both formal and informal dining areas. Full-height sliding doors connect the room with the garden, creating a seamless blend of indoor and outdoor living. Complementing this space are a formal sitting room with stone fireplace, a versatile study, and the practical luxury of a large utility and walk-in pantry.



Upstairs, the house continues to impress. The principal suite is a true sanctuary, complete with Juliet balcony, dressing room and a dramatic en suite bathroom featuring a freestanding tub, walk-in rainfall shower and vaulted ceiling with exposed beams. Further bedrooms combine scale with character, two enjoying their own en suites, while the top floor provides a wonderfully versatile suite – ideal for guests, teenagers or a private studio.

The bathrooms are finished to a rare standard, with large-format marble-effect tiling, bespoke cabinetry and fittings that bring a spa-like atmosphere into the home. Throughout, the attention to detail is exacting – from the bespoke iron balustrades on the staircase to the carefully curated lighting and flooring.

## Outside

The gardens are a natural extension of the home. A broad terrace offers the perfect stage for al fresco dining, while sweeping lawns roll out towards open countryside, reinforcing the sense of peace and privacy. The oak-framed garden pavilion provides a focal point for summer evenings, whether as a bar, an entertaining space, or simply a quiet place to sit and watch the sun set.

The property is approached through secure electric gates, with a generous driveway leading to the integral double garage. The development itself enjoys a rare sense of exclusivity, with each house individually styled yet united by the same high standard of architecture and craftsmanship.

## Services

Mains electric, water are connected. Private drainage system, Central heating is via an air source heat pump. Ultrafast broadband is available and mobile signal is good.

## Tenure – Freehold

Property Type - Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – To be assessed

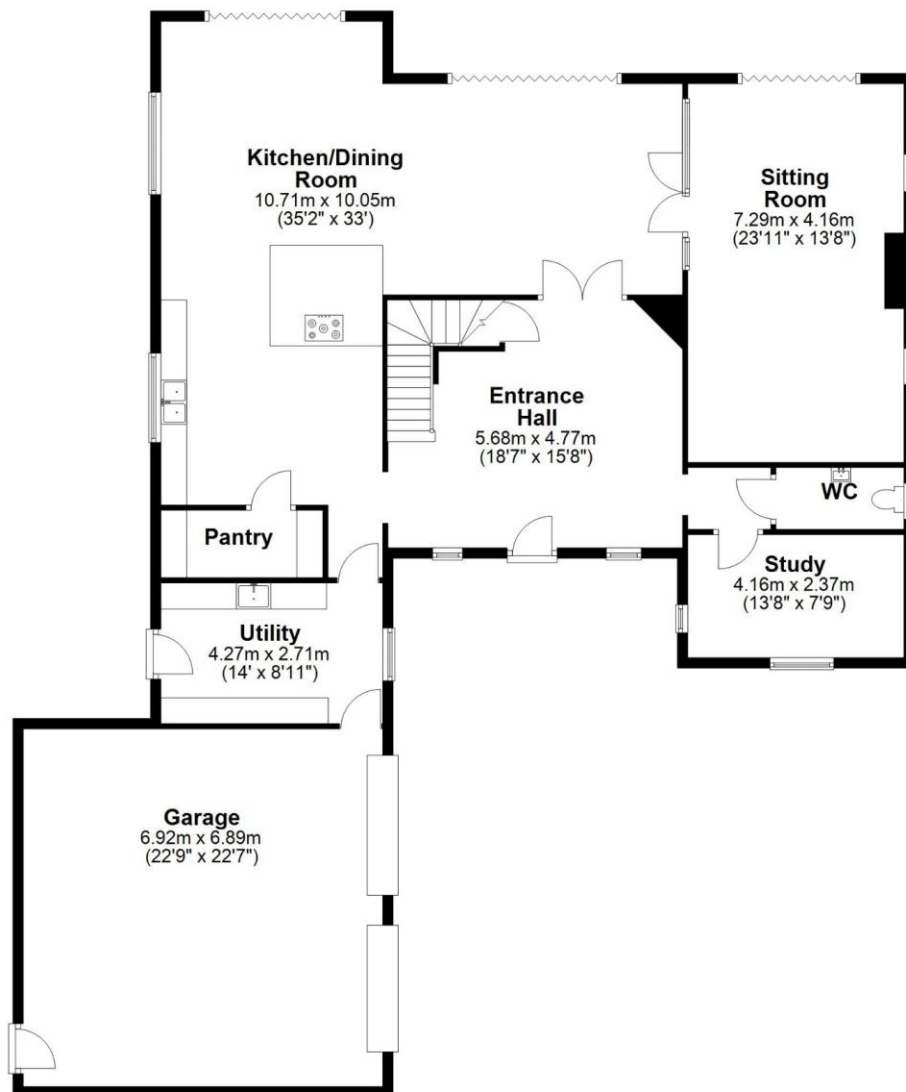






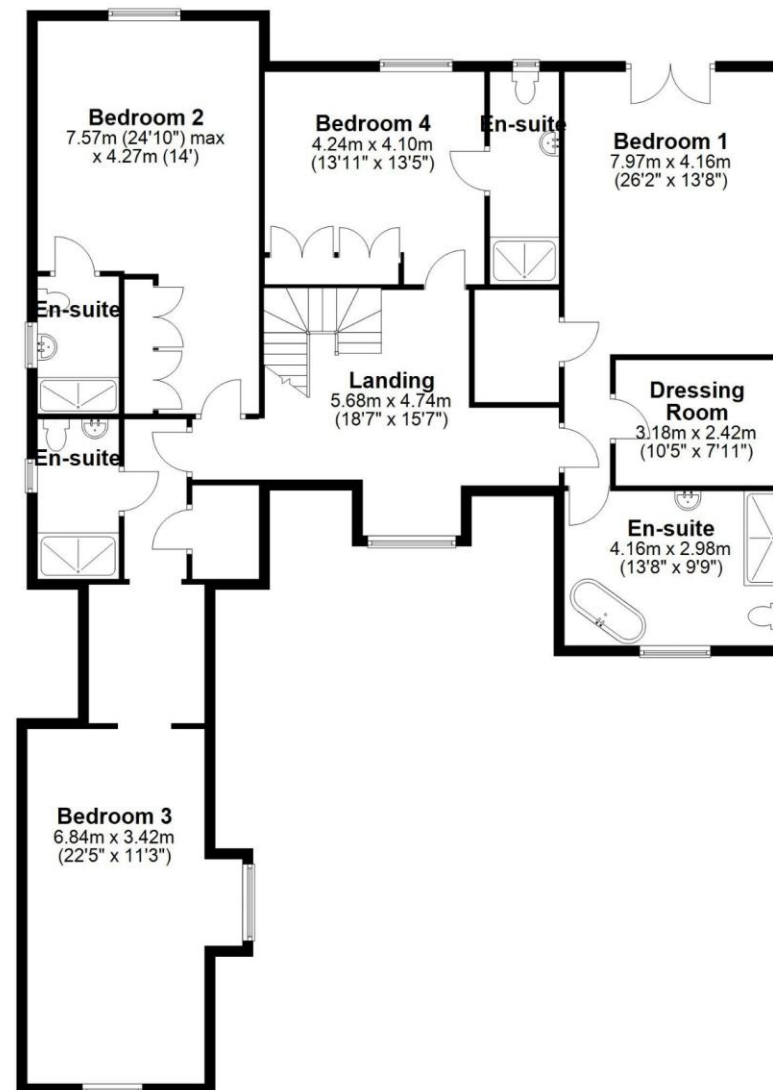
## Ground Floor

Approx. 204.3 sq. metres (2199.3 sq. feet)



## First Floor

Approx. 171.4 sq. metres (1844.5 sq. feet)



Total area: approx. 375.7 sq. metres (4043.8 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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