



Walkers
People & Property

Woodland Way, Edney Common. CM1 3FF

Guide Price £1,795,000



Woodland Way

Edney Common, CMI 3FF

An exceptional Tudor-inspired family home in a private, gated setting. Completed in 2016, this impressive residence extends to approximately 4,400 sq ft, incorporating a gym, cinema room and garage, and occupies beautifully landscaped grounds of around 0.78 acres. Designed to reflect the character and craftsmanship of a traditional Tudor residence, Oakwood House is an impressive, detached family home occupying a secluded position within an exclusive gated development in the picturesque hamlet of Edney Common.

Characterised by its striking oak-framed elevations, steeply pitched rooflines and elegant proportions, the house offers a classic exterior aesthetic rarely found in contemporary homes. Internally, the accommodation has been thoughtfully designed to provide an exceptional balance of formal and informal living spaces, ideally suited to modern family life.

A dramatic vaulted reception hall creates an impressive first impression, featuring a wood-burning stove and an oak staircase with contemporary glass balustrading. The ground floor offers a selection of versatile reception rooms including a formal dining room, study and elegant drawing room, while the heart of the home is a bright and sociable family living area overlooking the gardens. Beyond lies a bespoke open-plan kitchen fitted with a comprehensive range of contemporary cabinetry, integrated appliances and generous preparation space, creating an ideal environment for both everyday living and entertaining.

The first floor centres around a stunning galleried landing flooded with natural light. The principal bedroom suite enjoys views across the gardens and woodland via a Juliet balcony and benefits from a fitted dressing area and luxurious four-piece en suite bathroom. Two further double bedrooms on this floor each enjoy their own en suite facilities. A bespoke staircase rises to the second floor where two additional double bedrooms, both with en suite bathrooms, provide excellent guest or family accommodation.

Outside, the property is approached via a block-paved driveway leading to a detached double garage with WC facilities and a substantial studio room above. This versatile space offers excellent potential as a home office, gym, games room or annexe accommodation, subject to any necessary consents.

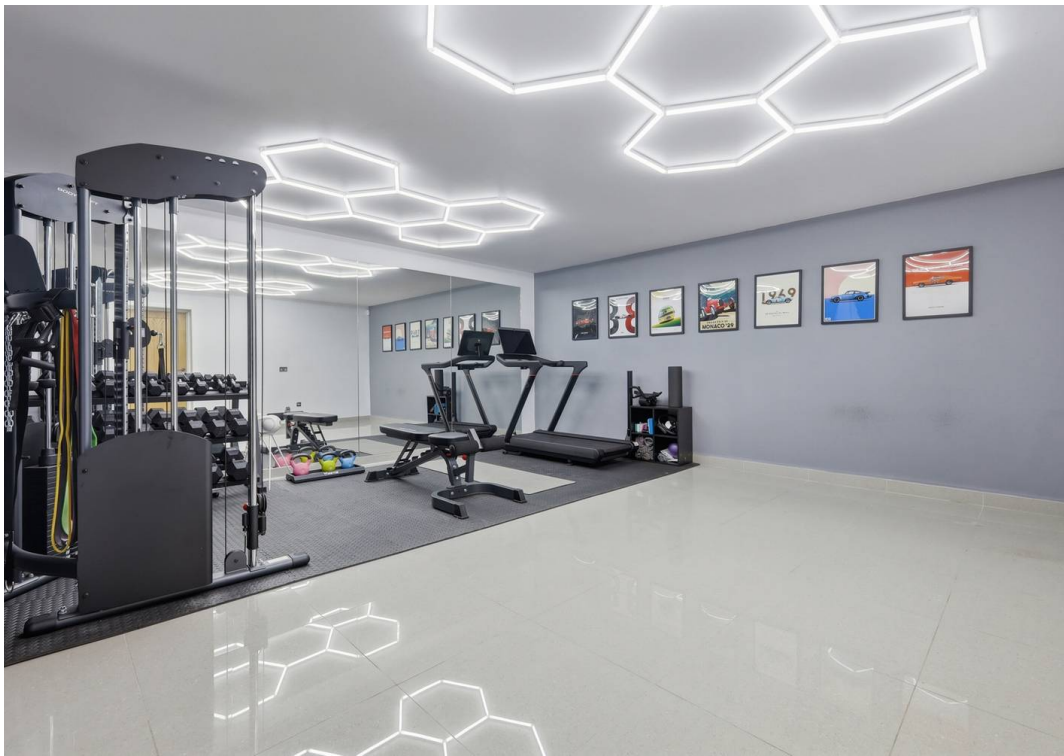
The rear garden has been carefully designed to complement the house, featuring

Woodland Way

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- Tudor-inspired detached family home built in 2016, occupying a private position within an exclusive gated development in the sought-after hamlet of Edney Common
- Luxurious principal bedroom suite enjoying woodland and garden views from a Juliet balcony, complemented by a fitted dressing area and a stylish four-piece en suite bathroom
- Detached double garage with WC and substantial studio above, ideal as a home office, gym, games room or ancillary accommodation, subject to the necessary consents
- Beautifully landscaped east-facing grounds extending to approximately 0.78 acres, featuring extensive terraces, areas of lawn, mature planting and a variety of specimen trees and shrubs
- Ideally situated for a wide selection of highly regarded schools including Brentwood School, New Hall School, King Edward VI Grammar School and Chelmsford County High School for
- Five generous double bedrooms arranged over two upper floors, with all bedrooms benefitting from en suite facilities











Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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