



Sycamore, Manor Woods
CB10 2UT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Sycamore

Manor Woods | Wimbish | CB10 2UT

Guide Price £1,675,000

- A chef's kitchen with marble island and dark oak feature wall which flows into a sun-drenched dining area
- Grand architectural welcome with a vaulted entrance hall, a bespoke oak staircase, and a magnificent exposed-brick fireplace with a traditional log burner
- The first-floor hosts four exceptional principal double bedrooms, each with its own high-specification private en-suite bathroom
- Substantial double garage, sweeping gravel driveway and a wonderful secluded garde, all framed by established woodland and mature trees for complete privacy

The Property

A magnificent home set within a private gated development, boasting an expansive ground floor layout paired with an impressive double garage and a wonderful, secluded rear garden. The first-floor hosts four exceptional principal double bedrooms, each meticulously designed with its own high-specification en-suite bathroom for ultimate comfort.

The Setting

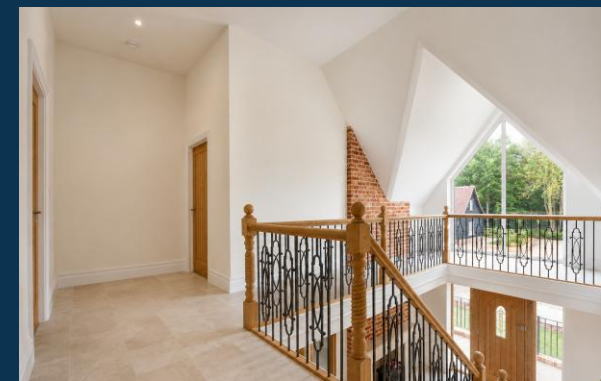
Manor Wood is located on the edge of Wimbish, a charming village set amidst the rolling north Essex countryside, just three miles south-east of the historic market town of Saffron Walden. With its meandering lanes, traditional cottages and surrounding farmland, the village enjoys an authentic rural character,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

The Accommodation

A magnificent example of modern architectural refinement, the ground floor of Sycamore House has been meticulously designed to marry grand-scale entertaining with the practical demands of contemporary family life. Upon crossing the threshold, one is greeted by a spectacular, vaulted entrance hall that instantly sets a sophisticated tone. This welcoming space is anchored by





premium stone-tiled flooring, an elegant bespoke oak staircase featuring ornate wrought-iron balustrades, and a magnificent focal exposed-brick fireplace complete with a traditional cast-iron log burner. Double oak doors seamlessly transition from the hallway into the breathtaking heart of the home, a vast, light-filled open-plan kitchen and dining area. The culinary space is a chef's masterpiece, boasting a commanding central marble-topped island, a premium recessed induction hob with a sleek matte-black extractor canopy, and an abundance of timeless cream Shaker-style cabinetry, beautifully offset by a striking feature wall of integrated dark oak storage. This expansive space flows effortlessly into a magnificent, sun-drenched garden room layout, flooded with natural light from a striking architectural roof lantern and multi-aspect, black-framed bi-folding doors that open directly onto the paved terrace and expansive manicured lawns. Flowing naturally from this central hub is an equally generous sitting room, mirroring the home's character with its own feature brickwork and fireplace, offering a refined yet cozy environment for evening relaxation. Designed with utmost practicality in mind, the ground floor further accommodates a generous front-facing study, ideal for working from home. Alongside a separate walk-in pantry. A beautifully appointed utility room seamlessly replicates the kitchen's high-end aesthetic with matching cabinetry, premium stone worktops, and integrated laundry appliances, while doubling as a highly functional boot room that provides secure, internal access to the substantial double garage.



Ascending the bespoke staircase, the first floor opens onto a spectacular and airy galleried landing, where premium stone-tiled flooring is beautifully complemented by a dramatic, full-height triangular feature window that frames delightful views over the front aspect and bathes the entire stairwell in natural light. This level hosts four exceptional, principal double bedrooms, each meticulously designed to maximize space and architectural character. The principal bedroom suite is a masterclass in luxury, boasting a vaulted ceiling accented by beautiful exposed timber beams, twin Velux windows, and striking black-framed French doors that open to a Juliet balcony overlooking the rear gardens. This main suite also benefits from a dedicated, walk-in dressing room area that connects directly to a lavishly appointed en-suite bathroom, featuring a freestanding oval bath, a generous walk-in shower with bespoke marble-veined tiling, a

contemporary vanity unit, and a further Velux window for a remarkably bright feel. The remaining three bedrooms are equally impressive; bedroom two offers a charming dormer window arrangement, integrated wardrobes, and its own high-specification en-suite shower room. Positioned across the landing, bedroom three serves as another superb guest suite with a front-facing dormer window, fitted storage, and a private en-suite shower room. Completing this beautifully balanced floor is bedroom four, that also enjoys a private en-suite shower room, ensuring every bedroom on this floor offers luxurious self-contained accommodation perfect for modern family living or hosting guests in absolute comfort.

Outside

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.

The handsome front facade is characterised by rich brickwork, striking gables, and an elegant central oak-framed entrance porch, all set back behind a neatly manicured lawn bordered by a low-level brick retaining wall. To the rear, the property transforms into a secluded sanctuary, where a sprawling wrap-around stone patio offers the ultimate setting for alfresco dining and outdoor entertaining, accessed effortlessly from the home's primary living spaces. This extensive terrace overlooks a vast garden predominantly laid to lawn, interspersed with mature trees and established woodland. Pathways weave across the lawns to connect the primary garden spaces to a secondary seating area, perfectly completing this outdoor haven.

Services

Mains electric and water are connected. Air source heat pump. Private drainage. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax– To be assessed

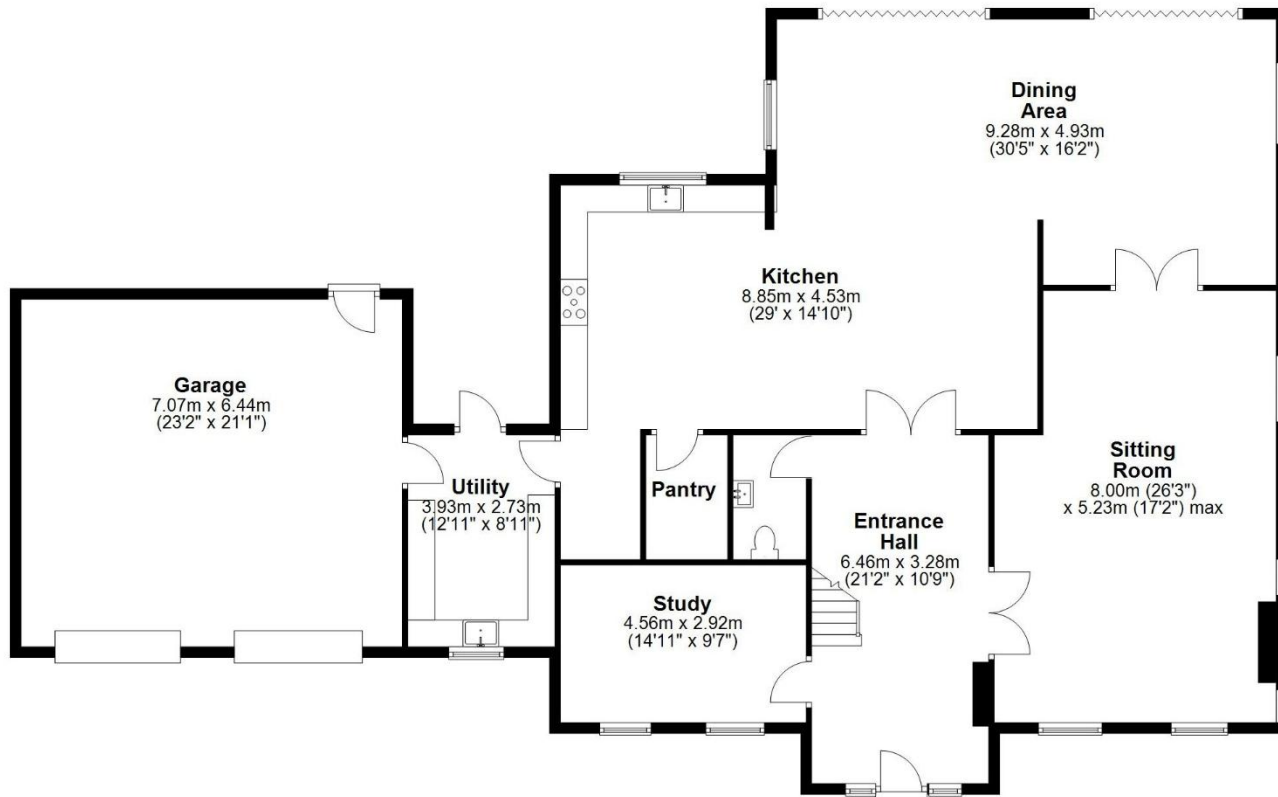






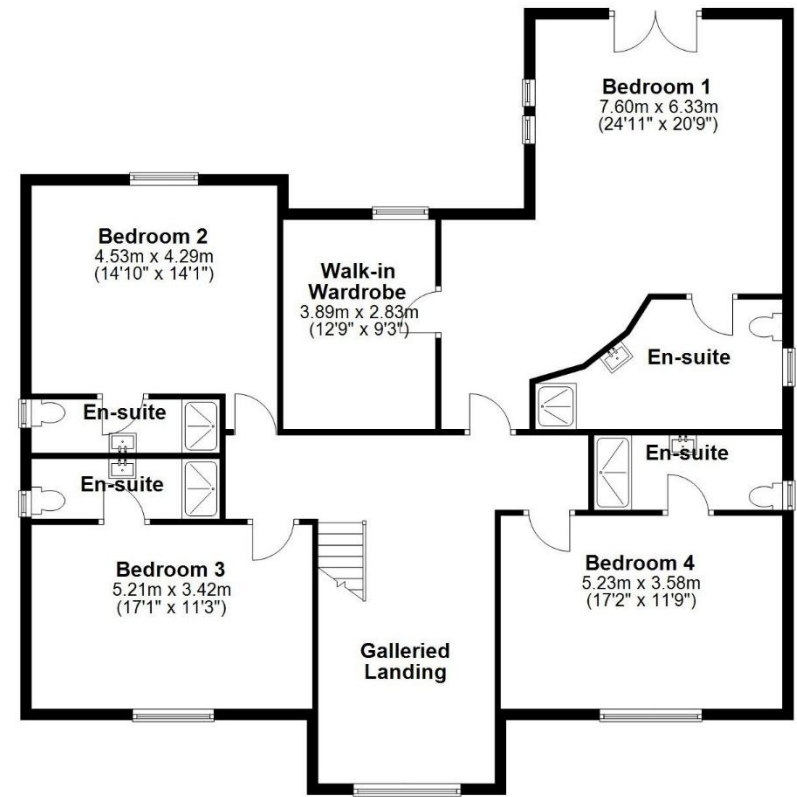
Ground Floor

Approx. 221.3 sq. metres (2381.5 sq. feet)



First Floor

Approx. 150.7 sq. metres (1622.1 sq. feet)



Total area: approx. 371.9 sq. metres (4003.6 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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