



Mullberry House, Manor Woods  
CB10 2UT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Mullberry House

Manor Woods | Wimbish | CB10 2UT

Guide Price £1,675,000

- A stunning four-bedroom, four-bathroom new build home, extending to over 3,800 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
- Principal suite with vaulted ceiling, dressing room and luxury bathroom
- Four bedrooms, all with en suites
- Double garage with ample off-road parking

## The Property

An exceptional four-bedroom, four-bathroom detached home, 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 tranquility with convenience – a true rural retreat, yet close enough to major centres for commuting, schooling and leisure.





### The Accommodation

Mulberry House offers an exceptionally generous and versatile ground floor layout, meticulously designed to cater to both high-end entertaining and comfortable family living. Upon entering, a spacious and welcoming reception hall sets a grand tone for the home, providing access to a conveniently located cloakroom and the principal living areas. To one side, the dual-aspect sitting room serves as an elegant retreat, centered around an inviting fireplace and flowing seamlessly through glazed double doors into a magnificent, light-filled sunroom that offers panoramic views of the wrap-around gardens.

The true heart of the home is the expansive open-plan kitchen and breakfast room, a chef's delight featuring a comprehensive range of bespoke cabinetry, premium integrated appliances, and a substantial central island topped with sleek granite work surfaces. This impressive culinary space transitions naturally into a dedicated formal dining room, while a large, separate utility room handles the practicalities of domestic life with ease. Further enhancing the ground floor's flexibility is a sprawling family room, perfect for relaxed gatherings or a playroom, and a separate, quiet study positioned at the front of the property to provide an ideal, private sanctuary for the modern home professional.



The first floor of Mulberry House is equally impressive, arranged around a spacious central landing that leads to five well-appointed bedrooms and a stylish family bathroom.

The principal suite is a standout feature, with delightful views over the rear gardens, complemented by a large, contemporary en-suite bathroom complete with a separate shower cubicle and premium sanitaryware. The second bedroom also benefits from its own private en-suite shower room, making it an ideal guest suite, while the three further bedrooms offer excellent flexibility for a growing family. The family bathroom serves the remaining bedrooms and is elegantly fitted with a modern three-piece, perfectly reflecting the high-quality finish found throughout this exceptional residence.

## 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 gardens are a natural extension of the home. A broad terrace offers the perfect stage for al fresco dining, while sweeping lawns roll out boarded by established hedging, 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.

## 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

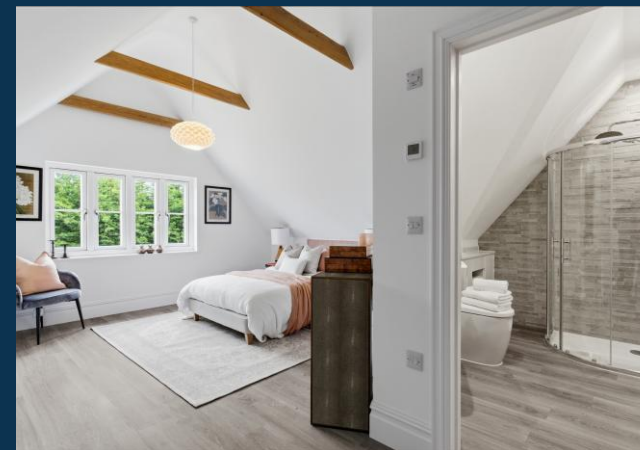
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax– To be assessed

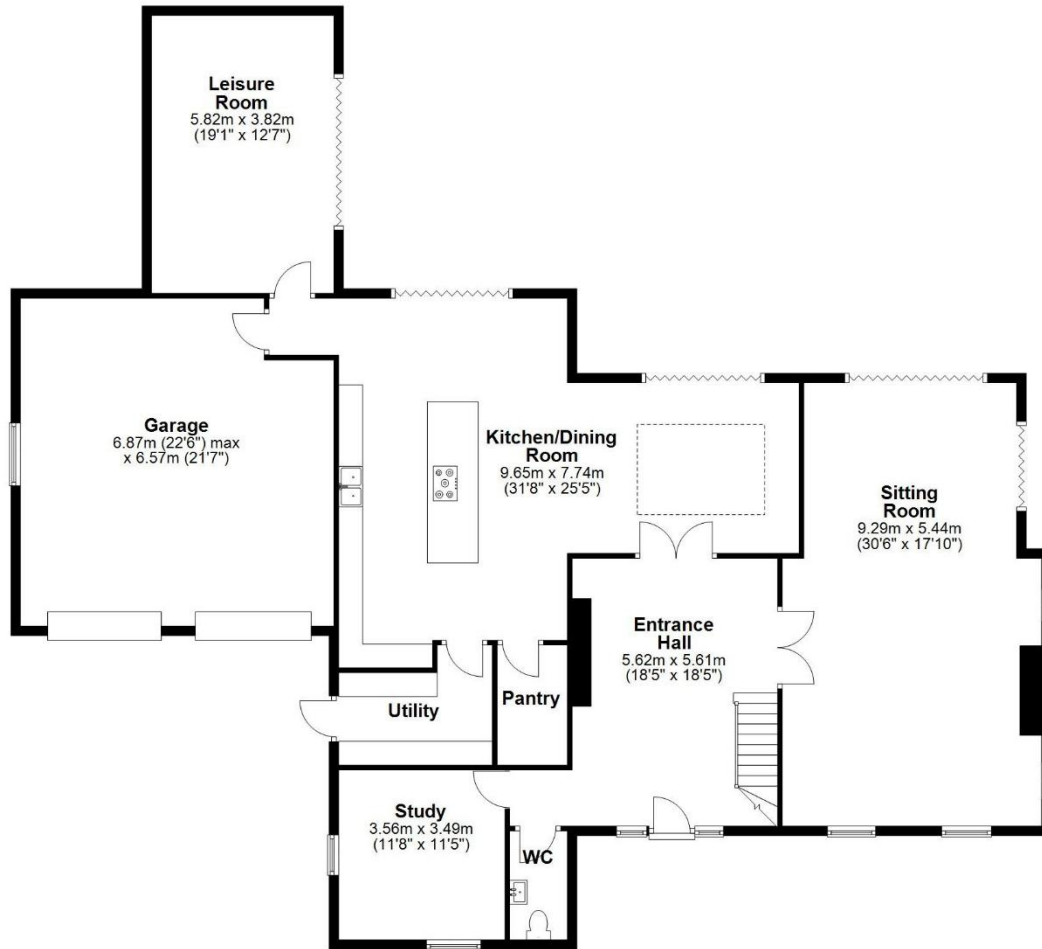






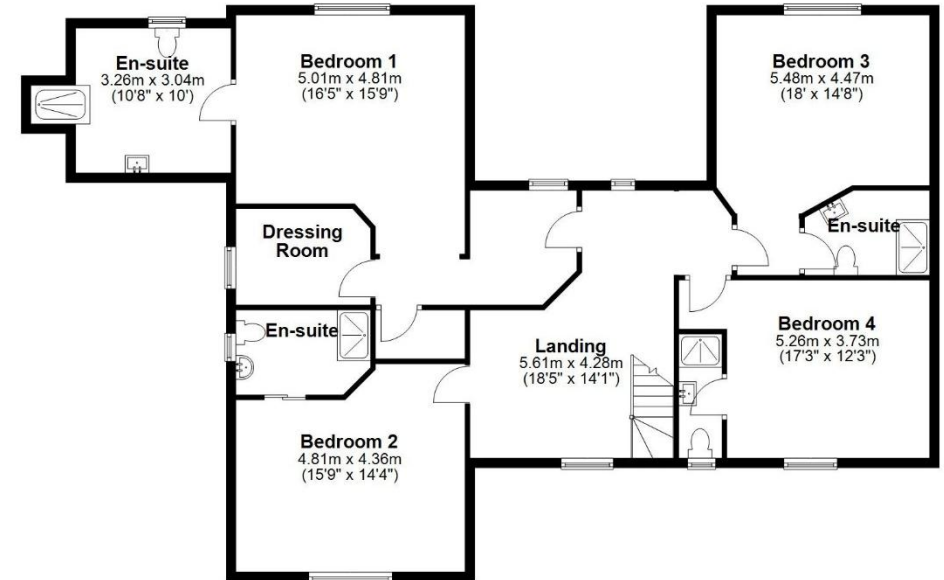
## Ground Floor

Approx. 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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