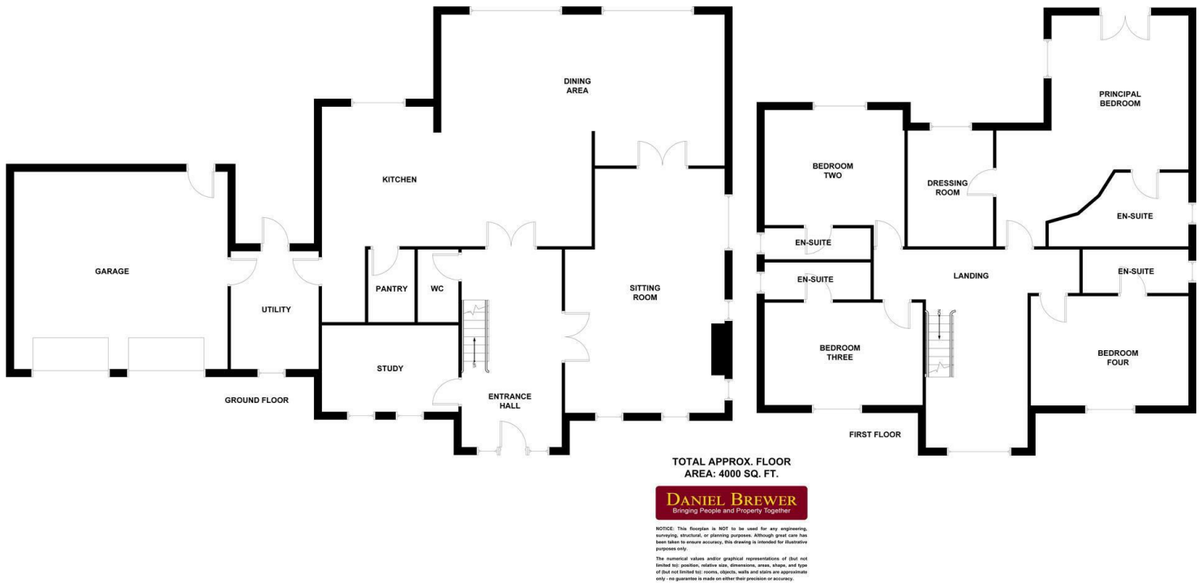


TOTAL APPROX. FLOOR
AREA: 4000 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

DANIEL BREWER

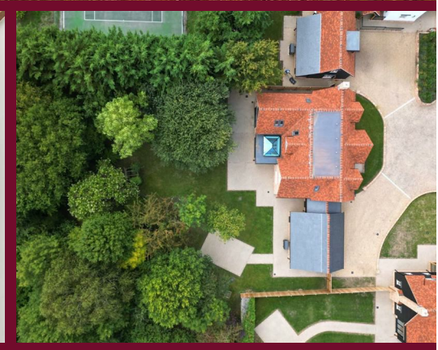
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MANOR WOOD, THAXTED ROAD, WIMBISH, SAFFRON WALDEN, ESSEX, CB10 2UT

OFFERS OVER £1,600,000











MANOR WOOD
THAXTED ROAD
WIMBISH, SAFFRON WALDEN
ESSEX
CB10 2UT





****Part Exchange Considered*** Set within the exclusive gated development of Manor Wood, comprising just four newly built country homes, this exceptional residence is nestled in a peaceful village setting on the outskirts of Saffron Walden, surrounded by a mature woodland backdrop. Finished to an exceptional standard throughout, each home at Manor Wood showcases bespoke craftsmanship, premium fixtures and fittings, and luxury integrated appliances. This impressive four bedroom detached country home offers approximately 4,000 sq ft of beautifully designed accommodation, providing an exceptional balance of space, style and functionality for modern family living. Designed with contemporary lifestyles in mind, the property features spacious, light filled interiors that seamlessly blend open plan living with timeless architectural character. Large windows draw in an abundance of natural light, creating bright and welcoming spaces ideal for both relaxed family living and sophisticated entertaining. Outside, the property benefits from beautifully landscaped, established mature gardens, with provisions for an outdoor kitchen, creating the perfect setting for al fresco dining and social gatherings. Further features include a double garage with an electric vehicle charging point, generous driveway parking, and the added privacy and security afforded by this exclusive gated development.*

Combining luxurious modern living with a tranquil country setting, Manor Wood offers a rare opportunity to enjoy an exceptional new build home surrounded by established mature gardens and a beautiful woodland environment, while remaining conveniently located on the outskirts of historic Saffron Walden.















Double Garage With Driveway
23'2" x 21'1" (7.06m x 6.43m)
To the side of the property is a double garage with two electric roller shutter doors, power, lighting, single door to rear aspect. To the front of the garage is driveway parking for several vehicles.

Established Garden
To the rear of the property is a generous and established garden, featuring a wraparound resin patio providing an ideal setting for outdoor dining and entertaining. The patio leads onto the remainder of the lawned garden, which is bordered by a combination of mature hedging and timber fencing, creating a good degree of privacy.

A resin pathway extends through the garden to a further resin patio area, where provision has been made for an outdoor kitchen, subject to agreement with the developer. The rear garden is further enhanced by a variety of mature trees, established shrubs and planting, creating a private and attractive setting.

To the front, the property enjoys a neatly landscaped lawned garden, complemented by a dwarf brick wall and newly planted tree. A resin pathway, flanked by elegant wrought iron railings, leads to the welcoming storm porch and main entrance.

- Exclusive Gated Development Of Just Four Newly Built Country Homes
- Four Bedroom Detached Country Home Offering Approximately 4,000 Sq. Ft. Of Beautifully Appointed Accommodation
- Finished To An Exceptional Specification With Bespoke Craftsmanship, Luxury Integrated Appliances And Premium-Quality Fixtures And Fittings Throughout
- Spacious Open-Plan Living Areas Designed For Modern Family Lifestyles, Seamlessly Blending Contemporary Luxury With Timeless Country Living
- Large Windows Providing An Abundance Of Natural Light Throughout The Home
- Beautifully Landscaped Private Gardens With A Provisions For An Outdoor Kitchen, Ideal For Entertaining
- Double Garage With Electric Vehicle Charging Point And Generous Driveway Parking
- Four Luxurious En-Suites, Vaulted Ceilings And Fitted Wardrobes To The First Floor
- Two Reception Rooms With Bi-Folding Doors & A Dual Aspect Study
- Kitchen/Dining Room With Hidden Pantry & Utility Room

Entrance Hall
Accessed via a storm porch with sold Oak front door:- Amtico flooring with underfloor heating, feature brick fireplace with stone surround, inset spotlights, power points, stairs rising to the first floor landing, double doors to kitchen/dining room, double doors to living room, door to study, door to cloakroom.

Cloakroom
Concealed cistern W.C, wash hand basin with vanity unit below, Amtico flooring with underfloor heating, inset spotlights, extractor fan, shelving.

Sitting Room
26'3" x 17'2" (8.00m x 5.23m)
Double glazed windows to multiple aspects, feature red brick fireplace with stone surround & inset wood burning stove, Amtico flooring with underfloor heating, inset spotlight, power points, data point, French doors leading to the kitchen/dining/family room.

Study
14'11" x 9'7" (4.55m x 2.92m)
Two double glazed windows to front aspect, Amtico flooring with underfloor heating, inset spotlights, power points, data point.

Kitchen/Dining/Family Room
42'6" x 24'11" (12.95m x 7.59m)
Double glazed window to rear aspect, two sets of Aluminium bi-folding doors leading to the rear garden, roof lantern over dining area, base and eye level units with Granite working surfaces over & full height splashbacks, complimentary island with Granite working surface & breakfast bar area, full height storage units, two inset Neff ovens, Neff warming drawer, inset microwave, inset induction hob with downdraft extractor, inset Butler sink with mixer
taps, space for American style fridge/freezer, pull out bin store, walk in pantry with shelving & lighting, Amtico flooring with underfloor heating, inset spotlights,, power points, data point, door to.

Utility Room
Double glazed window to front aspect, base and eye level units with Granite working surfaces over, inset sink with mixer taps, space for washing machine, space for tumble dryer, inset spotlights, power points, extractor fan, Amtico flooring with underfloor heating, partly glazed single door to rear aspect.

Galleried Landing
Double glazed feature window to front aspect, Amtico flooring, inset spotlights, power points, door to.

Principal Bedroom
24'11" x 20'9" (7.59m x 6.32m)
Velux windows to side aspect, Juliet balcony to rear aspect, vaulted ceiling with exposed timbers, Amtico flooring with underfloor heating, inset spotlights, data point, power points, door to en-suite, door to walk-in wardrobe.







Walk-In Wardrobe
Double glazed opaque window to rear aspect, Amtico flooring with underfloor heating, built-in base level storage cupboards, hanging rail, inset spotlights, power points.

En-Suite
Velux window to side aspect, freestanding bath with concealed mixer taps, enclosed shower cubicle with rainfall head & additional attachment, wash hand basin with vanity unit below, concealed cistern W.C, part tiled walls, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Bedroom Two
14'10" x 14'1" (4.52m x 4.29m)
Double glazed window to rear aspect, vaulted ceiling with exposed timbers, fitted wardrobes & drawers, Amtico flooring with underfloor heating, data point, power points, door to.

En-Suite
Enclosed shower with rainfall head & additional attachment, wash hand basin with vanity unit below, concealed cistern W.C, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Bedroom Three
17'1" x 11'1" (5.21m x 3.38m)
Double glazed window to front aspect, vaulted ceiling with exposed timbers, a range of built-in wardrobes, Amtico flooring with underfloor heating, power points, data point, door to.

En-Suite
Double glazed opaque window to side aspect, enclosed shower with rainfall head & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, fitted shelving, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

Bedroom Four
17'2" x 11'9" (5.23m x 3.58m)
Double glazed window to front aspect, a range of built-in wardrobe, vaulted ceiling with exposed timbers, Amtico flooring with underfloor heating, power points, data point, door to.

En-Suite
Double glazed opaque window to side aspect, enclosed shower with rainfall head & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, fitted shelving, Amtico flooring with underfloor heating, inset spotlights, extractor fan.

