



Woodland Way
Edney Common CM1 3FF
Offers In Excess Of £1,250,000

Woodland Way, Edney Common, CM1 3FF

Being offered with NO ONWARD CHAIN.

Located in the picturesque and quiet hamlet of Edney Common only a short drive from Writtle, Chelmsford, Ingatestone and indeed Shenfield and being ideally positioned within an exclusive gated setting is this beautifully designed and built spacious family home, arranged over three floors. Constructed in 2016 by well-respected local builders, the home offers well-appointed and carefully considered yet flexible accommodation. Approached via a good size driveway, neatly planted and with parking for two vehicles and access to the attached double garage. The home offers five double bedrooms which comprises three-bedroom suites and further adaptability if required. The entrance hallway is bright and welcoming with through views to the kitchen/breakfast room, ground floor cloakroom and a feature glazed and oak staircase which complement the oak internal doors. The sitting room is dual aspect has an oak floor with a feature fireplace and wood burning stove and double doors opening on to the rear garden. The dining room also has an oak floor which overlooks the front elevation and also enjoys a wood burning stove. The kitchen/breakfast room is flooded in light and has underfloor heating and a beautifully reflective tiled floor and being glazed on two elevations and enjoying both a set of bifold doors onto an idyllic seating area and double doors onto the rear gardens.

The kitchen is fitted with an abundant array of bespoke built and designed, muted grey high gloss kitchen cabinetry arranged around a central island with inset Siemens five ring job and extractor above, including a full range of integrated appliances complemented by quartz work surfaces. The adjacent utility room has a further range of cupboards and a convenient laundry sink.

To the first floor there are four bedrooms, the principal suite enjoys views across the gardens with a feature vaulted ceiling and Juliet balcony with an impressive dressing room area and four-piece ensuite bathroom. Bedroom three overlooking the front elevation also enjoys an ensuite bathroom. Bedrooms four and five are served by the three-piece family bathroom.

To the second floor there is a further bedroom suite with a three-piece ensuite bathroom – this would make a perfect home office/cinema room.

To the exterior the gardens, south westerly facing commences with a large paved patio area, ideal for outdoor dining and entertaining having been fitted with external ambient light. A personal door from the patio leads into the double garage.

The garden has a wonderful woodland feel which is interspersed with lawned areas and has a beautiful tranquil feel.

A stunning family home which needs to be viewed to appreciate the size and quality of accommodation on offer – please call Tania to arrange a professional accompanied viewing at your earliest convenience.





ENTRANCE HALL

DINING ROOM

12'11 x 10'8 (3.94m x 3.25m)

SITTING ROOM

25'0 x 14'3 (7.62m x 4.34m)

CLOAKROOM

KITCHEN/BREAKFAST ROOM

19'11 x 14'1 (6.07m x 4.29m)

UTILITY ROOM

7'3 x 6'8 (2.21m x 2.03m)

STAIRS LEADING TO FIRST FLOOR

BEDROOM ONE

14'2 x 11'9 (4.32m x 3.58m)

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM THREE

15'1 x 14'1 (4.60m x 4.29m)

EN-SUITE BATHROOM

BEDROOM FIVE

14'3 x 10'3 (4.34m x 3.12m)

BEDROOM FOUR

12'11 x 10'5 (3.94m x 3.18m)

STAIRS LEADING TO SECOND FLOOR

BEDROOM TWO

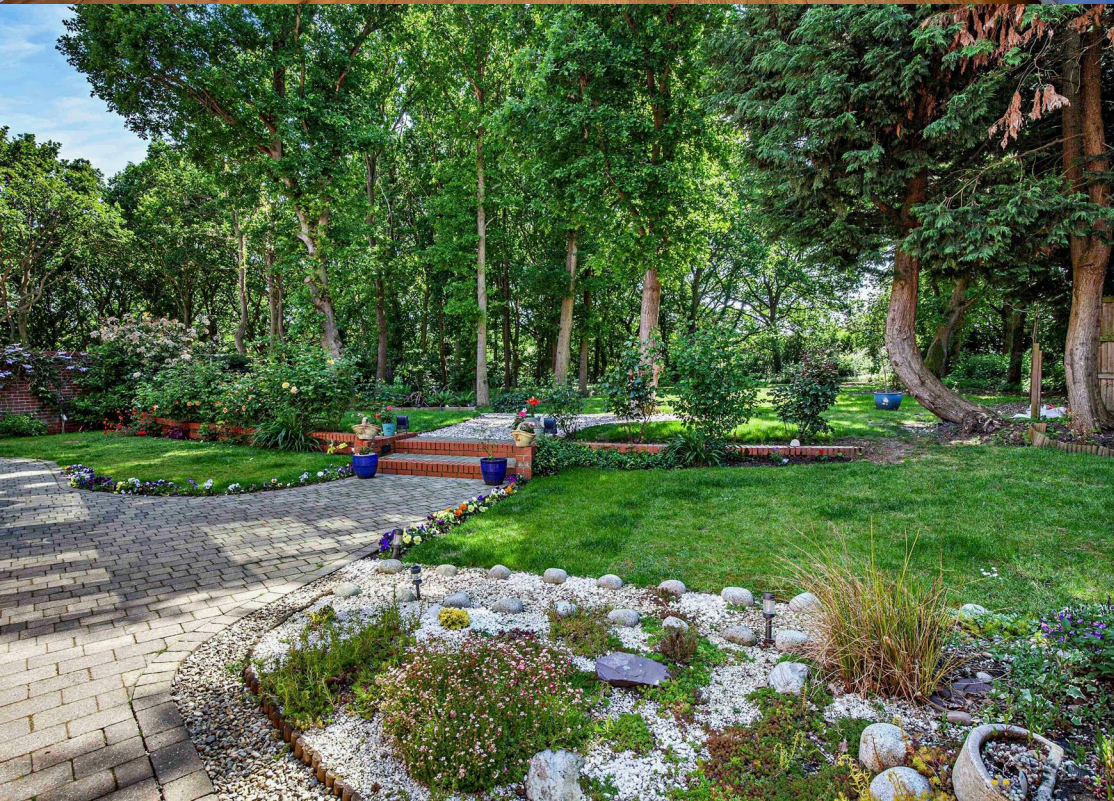
15'5 x 16'1 (4.70m x 4.90m)

EN-SUITE BATHROOM

DOUBLE GARAGE

17'7 x 19'0 (5.36m x 5.79m)





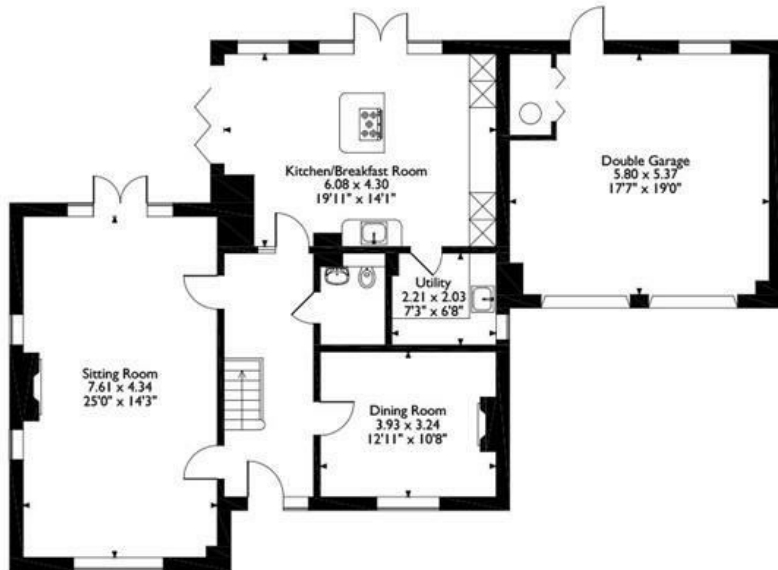
12 Woodland Way, Edney Common, Chelmsford, Essex

Approximate Gross Internal Area

Main House = 229 Sq M/2464 Sq Ft

Double Garage = 31 Sq M/334 Sq Ft

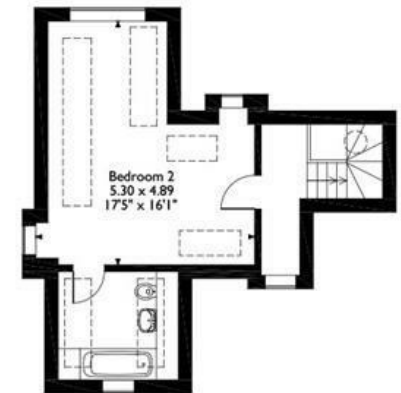
Total = 260 Sq M/2798 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

www.walkersstates.co.uk

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