



Magnolia House
12 Woodland Way | Edney Common | Chelmsford | Essex | CM1 3FF

FINE & COUNTRY

STEP INSIDE

Magnolia House

Nestled within a gated development, this stunning five-bedroom, Tudor-style detached home offers nearly 3,000 square feet of luxurious living space on a serene, south-westerly facing plot. Built in 2016, this property combines timeless architectural charm with modern amenities, featuring an elegant open-plan kitchen, multiple reception rooms, and meticulously landscaped gardens with woodland views. Conveniently located between Roxwell and Ingatestone, this residence offers peaceful countryside living with quick access to Chelmsford and the A12.

Step inside this impressive Tudor-inspired family residence in Edney Common, Chelmsford. As you enter the home through a grand entrance hall that sets the tone for its refined interiors, with oak flooring, a wood-burning stove, and an oak-glazed staircase that elegantly rises to the first floor. Double doors lead to the bright and spacious kitchen/breakfast room, which is complete with a central island, quartz countertops, integrated appliances, and bi-fold doors opening to the garden, blending indoor and outdoor spaces.

The property also features a delightful sitting room with a wood-burning stove and French doors to the rear garden, providing a cozy yet open atmosphere for relaxation and entertaining. A formal dining room and a separate utility room complete the main floor layout, designed with both functionality and style in mind.

The first floor hosts four generously sized bedrooms, including a principal suite that offers garden views, a vaulted ceiling, a Juliet balcony, a dressing area, and a luxurious en-suite bathroom. An additional en-suite serves bedroom two, while bedrooms three and four share a modern family bathroom. The second floor is dedicated to the fifth bedroom with its own en-suite, ideal for guests or a private office space.

















STEP OUTSIDE

Magnolia House

Step outside to the south-westerly facing garden, starting with a large paved terrace perfect for outdoor dining, fitted with ambient lighting for evening enjoyment. The garden is surrounded by mature woodland, enhancing privacy across nearly half an acre. A detached double garage provides additional storage and convenient access from the terrace.

Situated amidst picturesque countryside, this property offers both the tranquillity of rural living and proximity to top-rated schools, shopping, and direct transport links to London. A rare opportunity to own a spacious, well-appointed family home in one of Essex's most desirable areas.

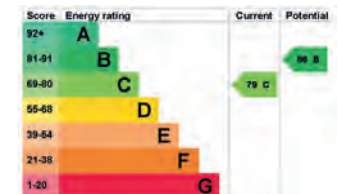




Total area: approx. 257.2 sq. metres (2768.4 sq. feet)

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Council Tax Band: G
Tenure: Freehold



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