



WOODREDON
HOUSE

WOODREDON ESTATE
HIGH BEECH

The Development

Welcome to the Woodredon Estate, situated within the sacred and secret heart of Epping Forest. Surrounded by ancient woodland and nestled amongst mature trees with their ever-changing hues and dappled light, it is an oasis of calm to live, work and play.

Approached via a meandering lane weaving its way through the forest and flanked by stunning pastoral vistas, arrival at the historic wrought iron gates completes the sense of being somewhere truly special.

The Estate consists of eleven exclusive and uniquely individual themed apartments, across a range of layouts, and one unique house converted from the original stable building with its own large garden and separate guest annex.

Ideal for commuters and those wishing to travel further afield, the Estate lies equidistant to three Central Line stations, with a journey time to London Liverpool Street of just over 35 minutes. Conveniently near the M25, M11, A1 and A12, Stansted Airport can be reached in under 40 minutes.

WOODREDON HOUSE

Woodredon House is a grand country residence that combines both Victorian and Edwardian detailing. With its sublime forest setting, this fine house has been lovingly returned to its former glory to accommodate eleven opulent apartments, designed to appeal to both loft lovers and traditionalists, with the addition of a new wing - including an exceptional duplex Penthouse sharing the air with the treetops - to accommodate those with a more-modernistic and contemporary taste.

The original house was built by Sir Thomas Fowell Buxton (3rd Baronet). The Buxton family were noted for their prominent role in social reform and the abolition of slavery, as well as being part of the Truman, Hanbury, Buxton brewery empire. Despite its many subsequent owners and guises, its unrivalled sense of style and stature remain as it did when first built.

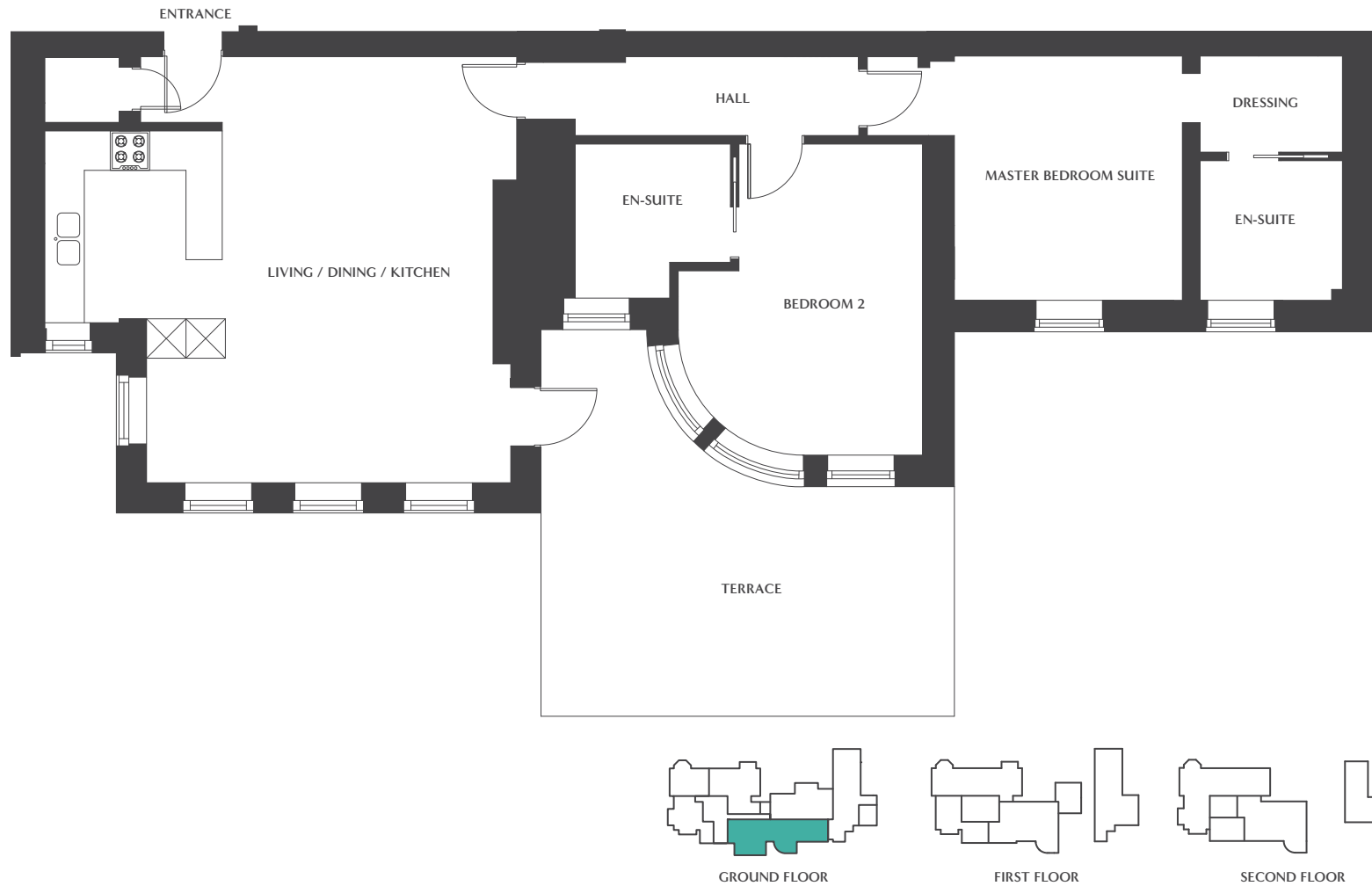
The house is surrounded by breathtaking forest, paths and parkland, collections of specimen trees and grounds approaching five acres, complete with a tennis court and croquet lawn, making it the perfect antidote to the hustle and bustle of city life - whilst remaining in close proximity to the capital.

Our ultra-high specification, supported by the very latest technological infrastructure means that every whim and want is taken care of - perfect for those with flexible homeworking lifestyles. Enjoy uncompromising luxurious finishes, down to the finest detail.

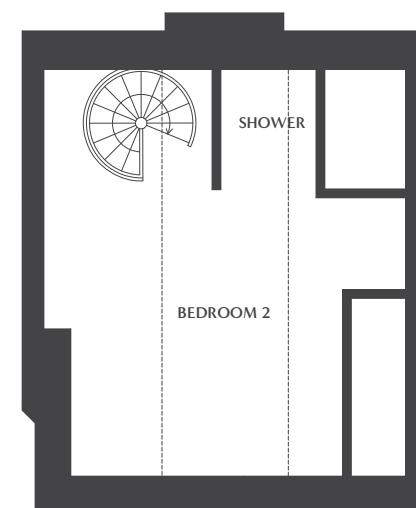
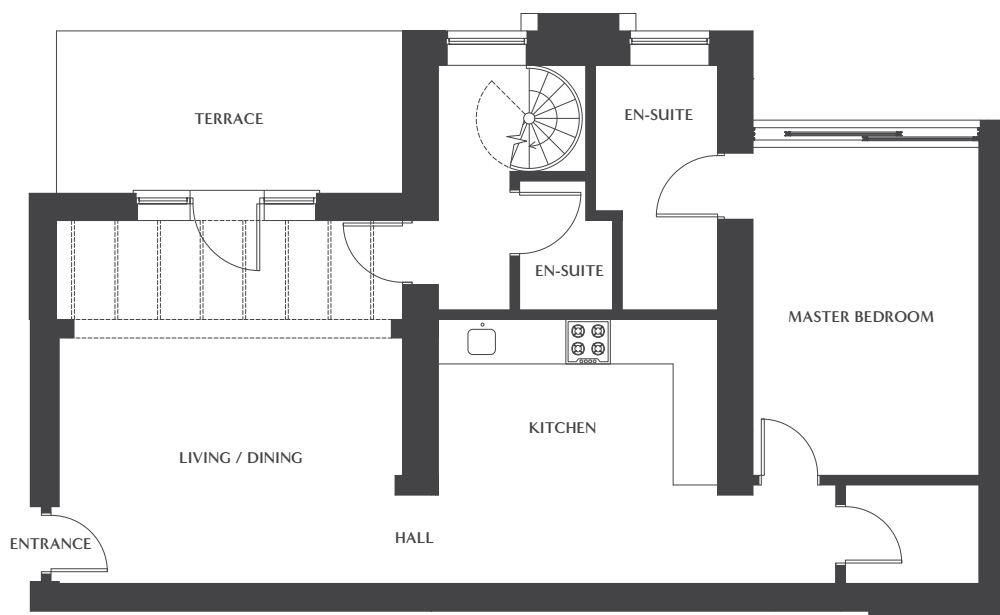
With cocooning grounds and views across the surrounding Epping Forest and north London beyond, it's easy to forget you're only a stone's throw away from Loughton, Theydon Bois and Epping, and London itself.



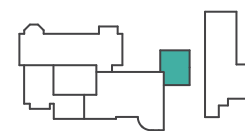
Floorplans



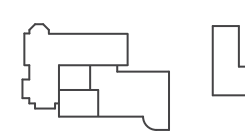
HERITAGE - APARTMENT 1



GROUND FLOOR



FIRST FLOOR

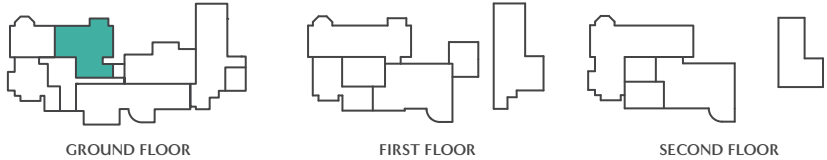
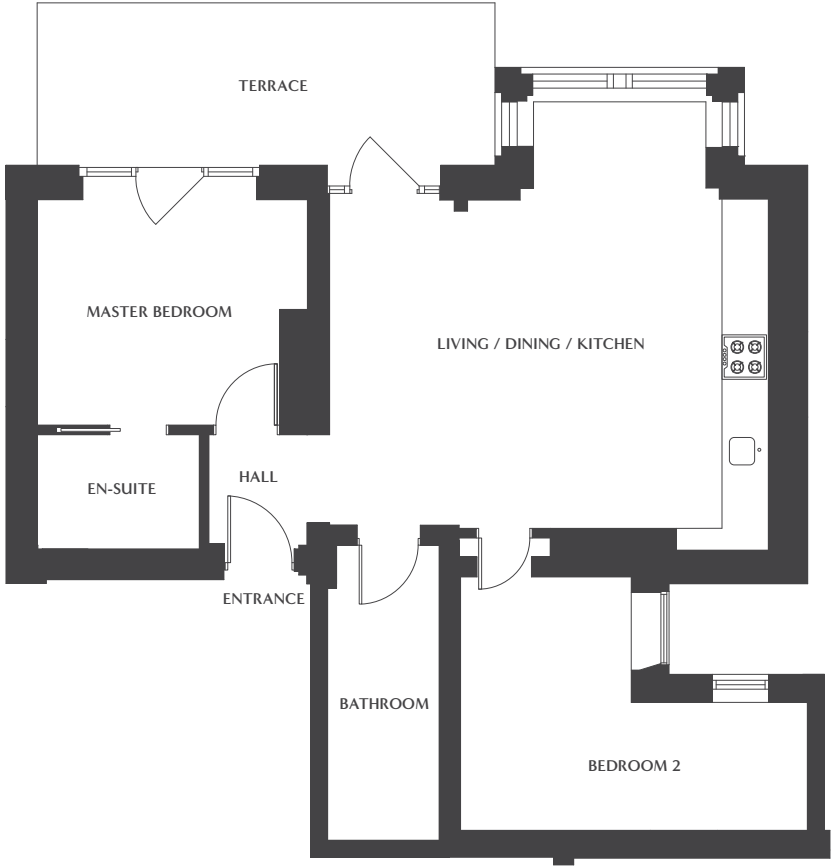


SECOND FLOOR

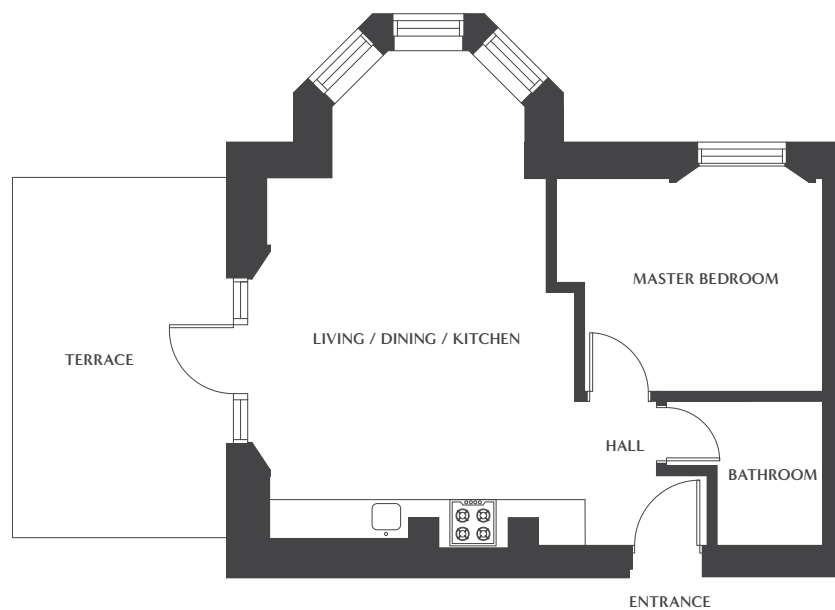
HERITAGE - APARTMENT 2



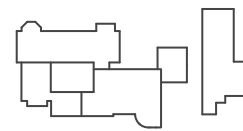
Floorplans



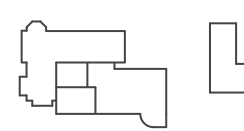
HERITAGE - APARTMENT 3



GROUND FLOOR



FIRST FLOOR

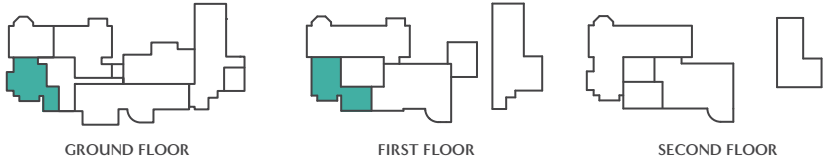
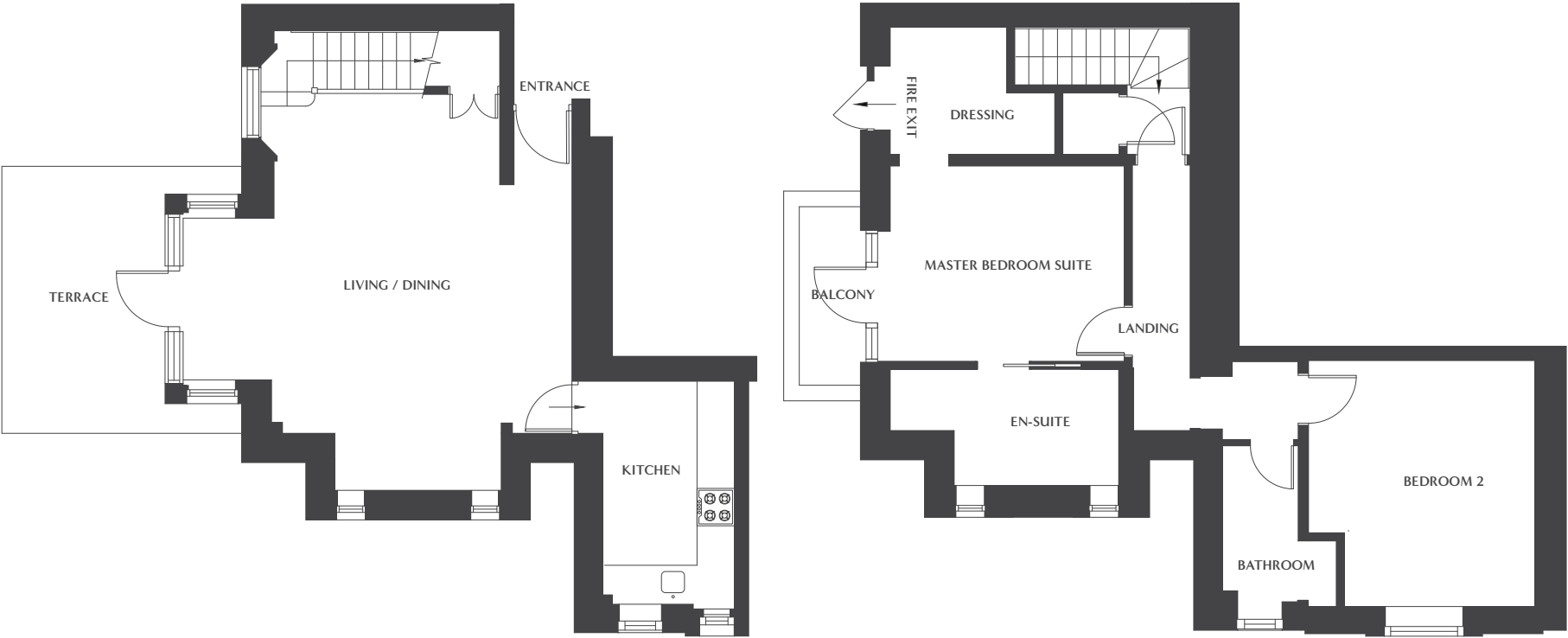


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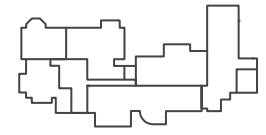
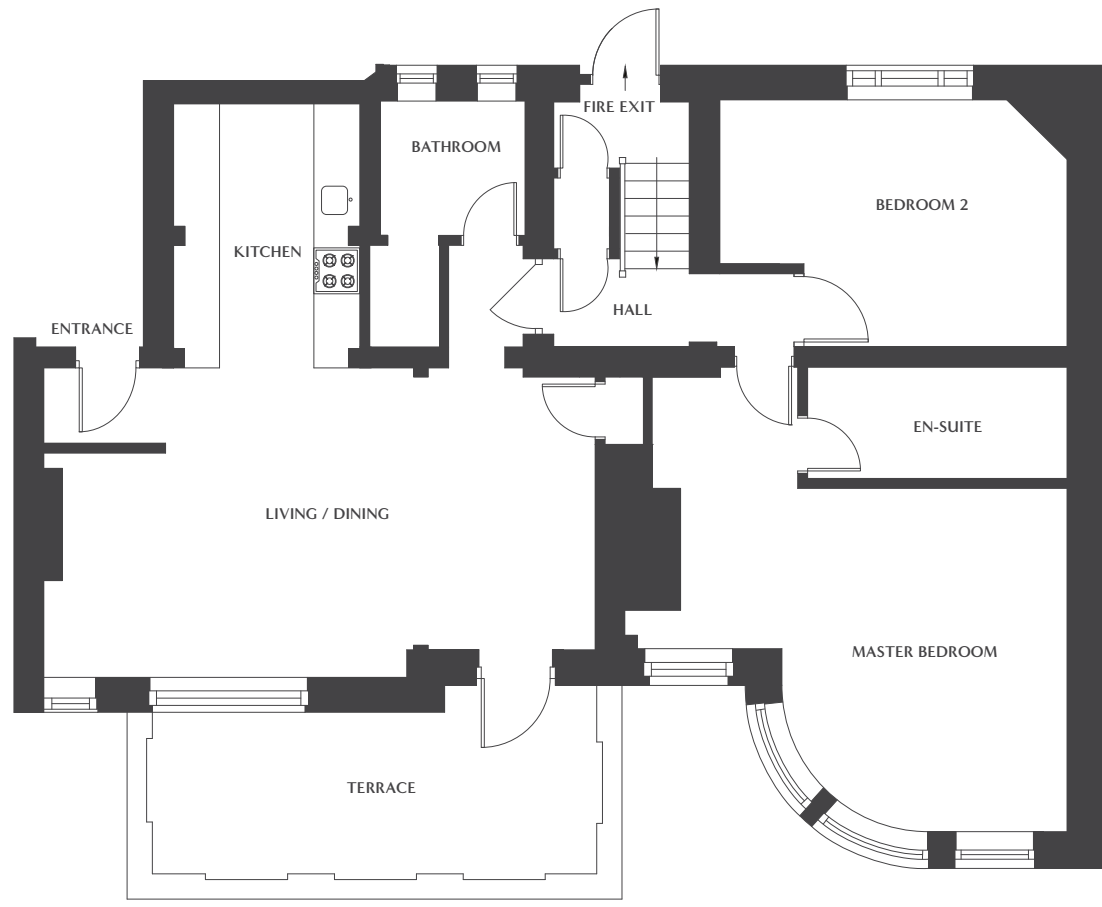
HERITAGE - APARTMENT 4



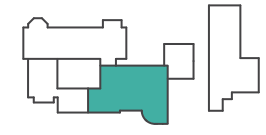
Floorplans



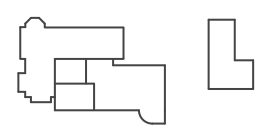
HERITAGE - APARTMENT 5



GROUND FLOOR



FIRST FLOOR

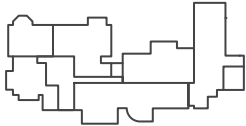
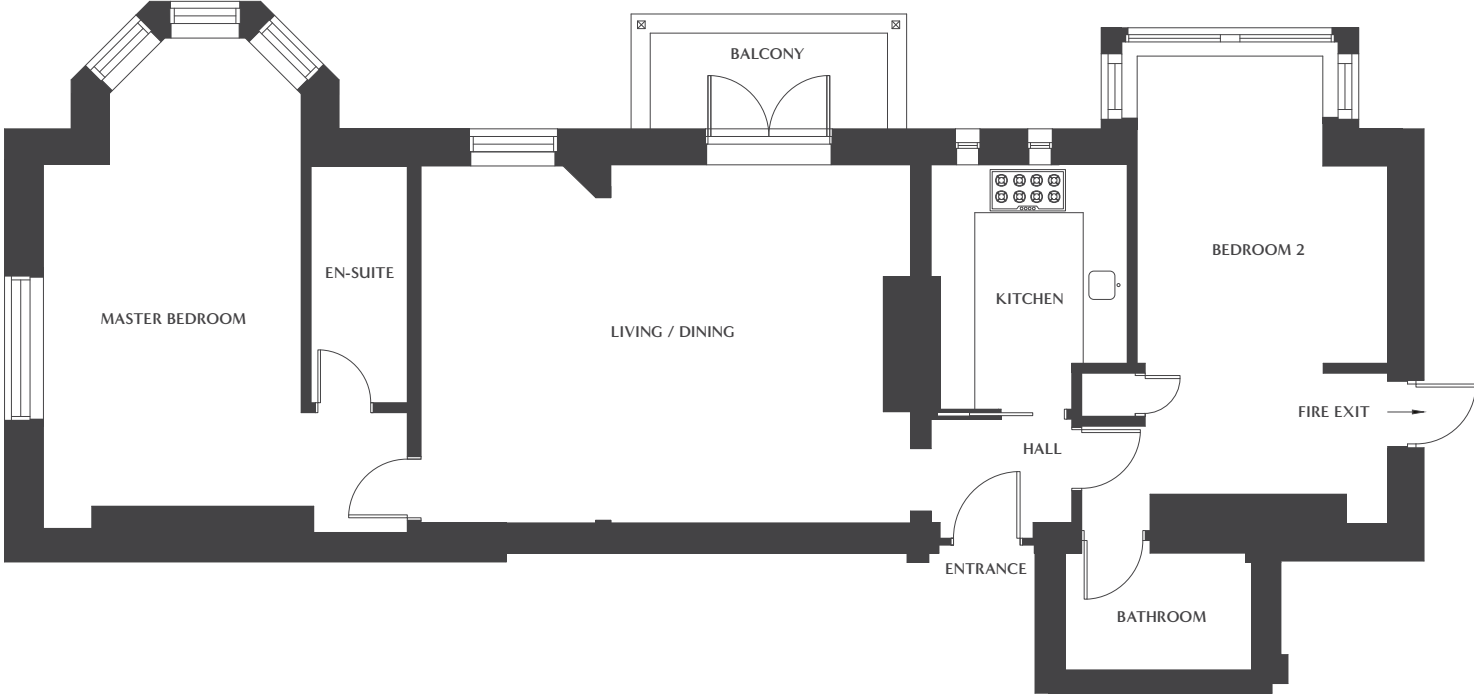


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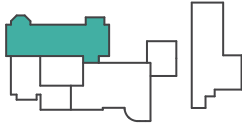
HERITAGE - APARTMENT 6



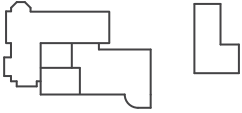
Floorplans



GROUND FLOOR

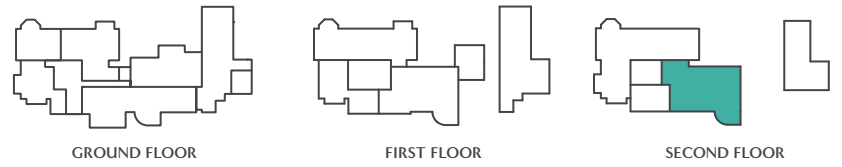
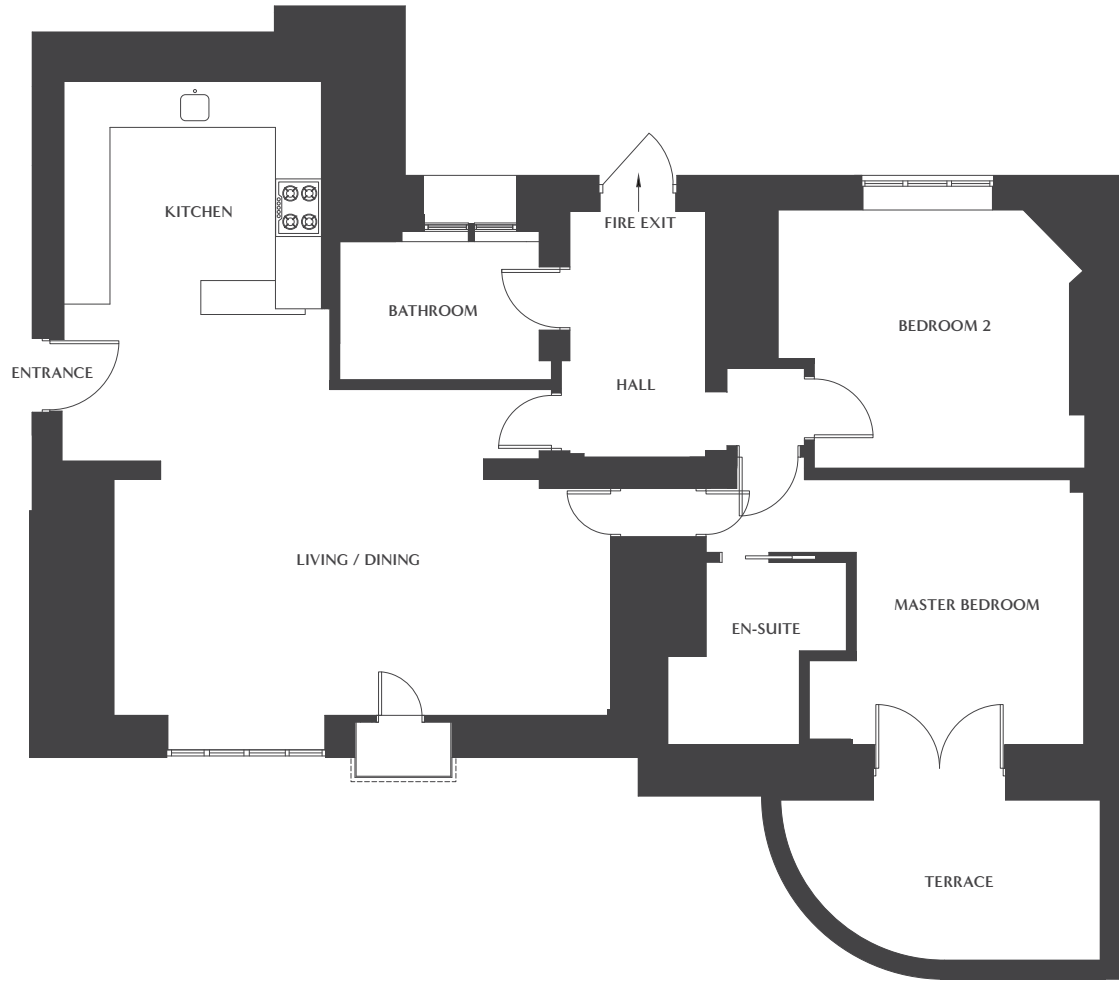


FIRST FLOOR



SECOND FLOOR

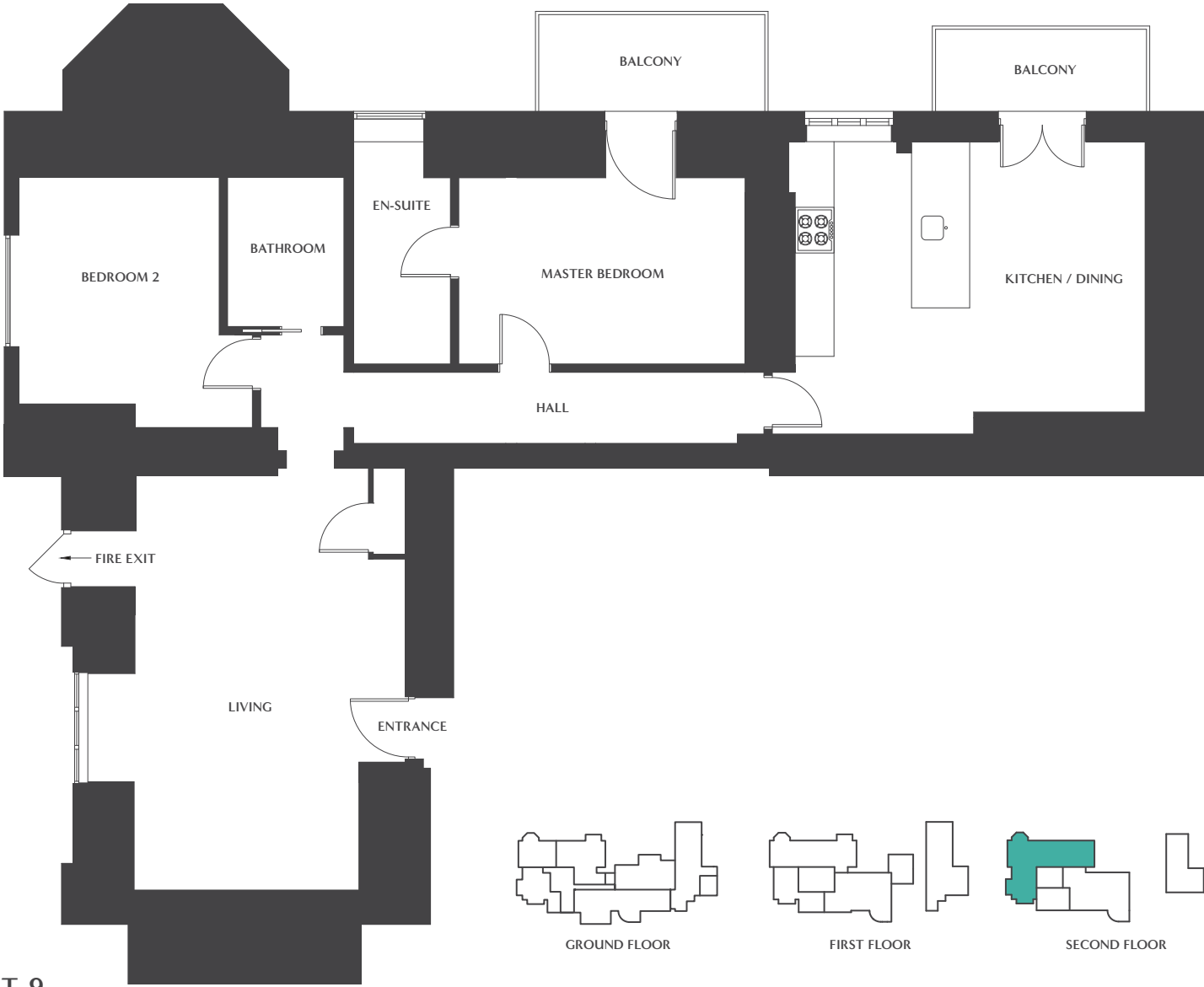
HERITAGE - APARTMENT 7



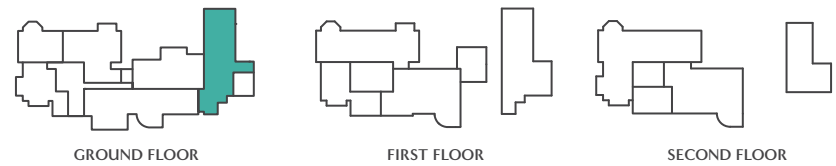
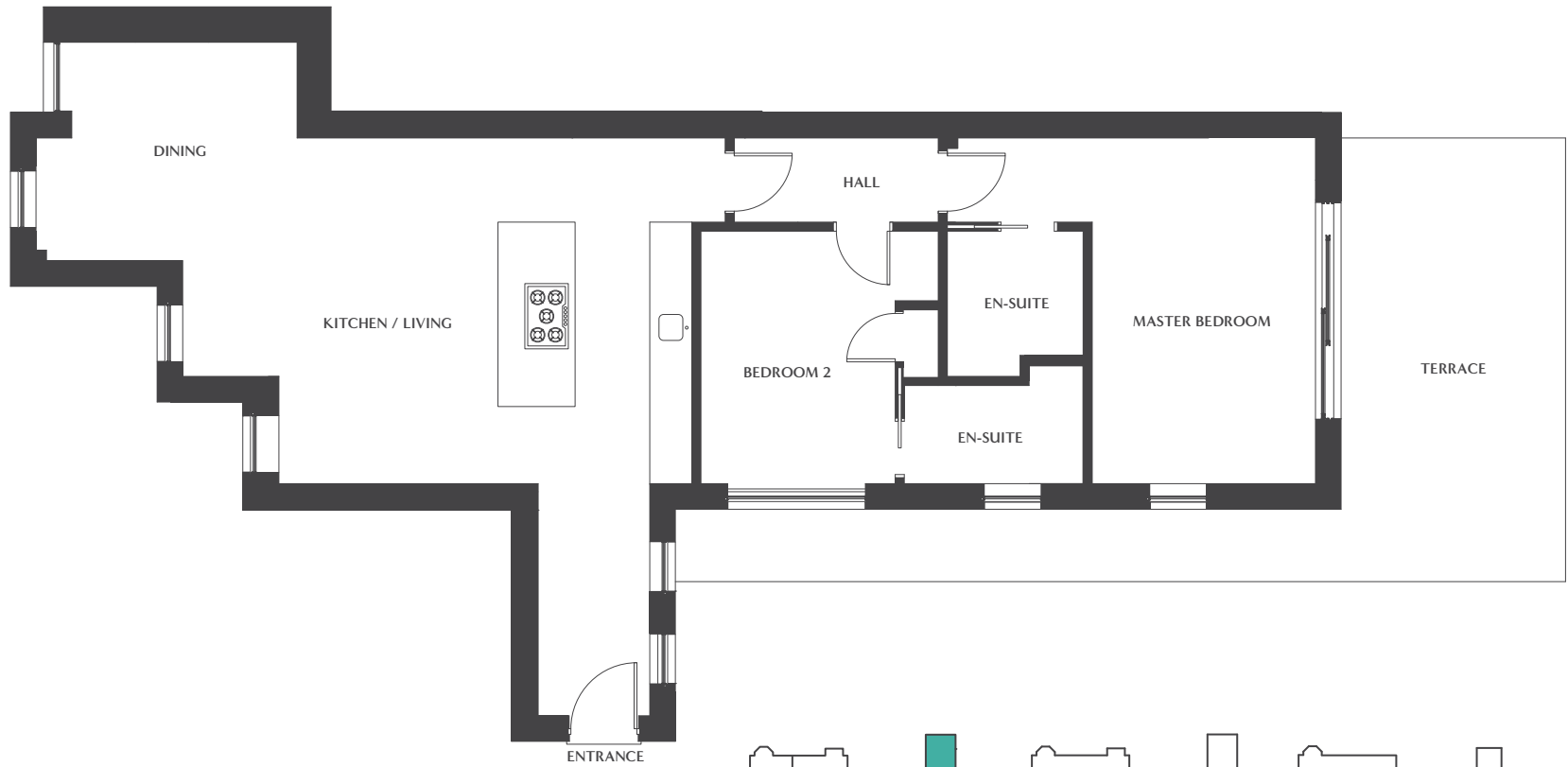
LOFT - APARTMENT 8



Floorplans



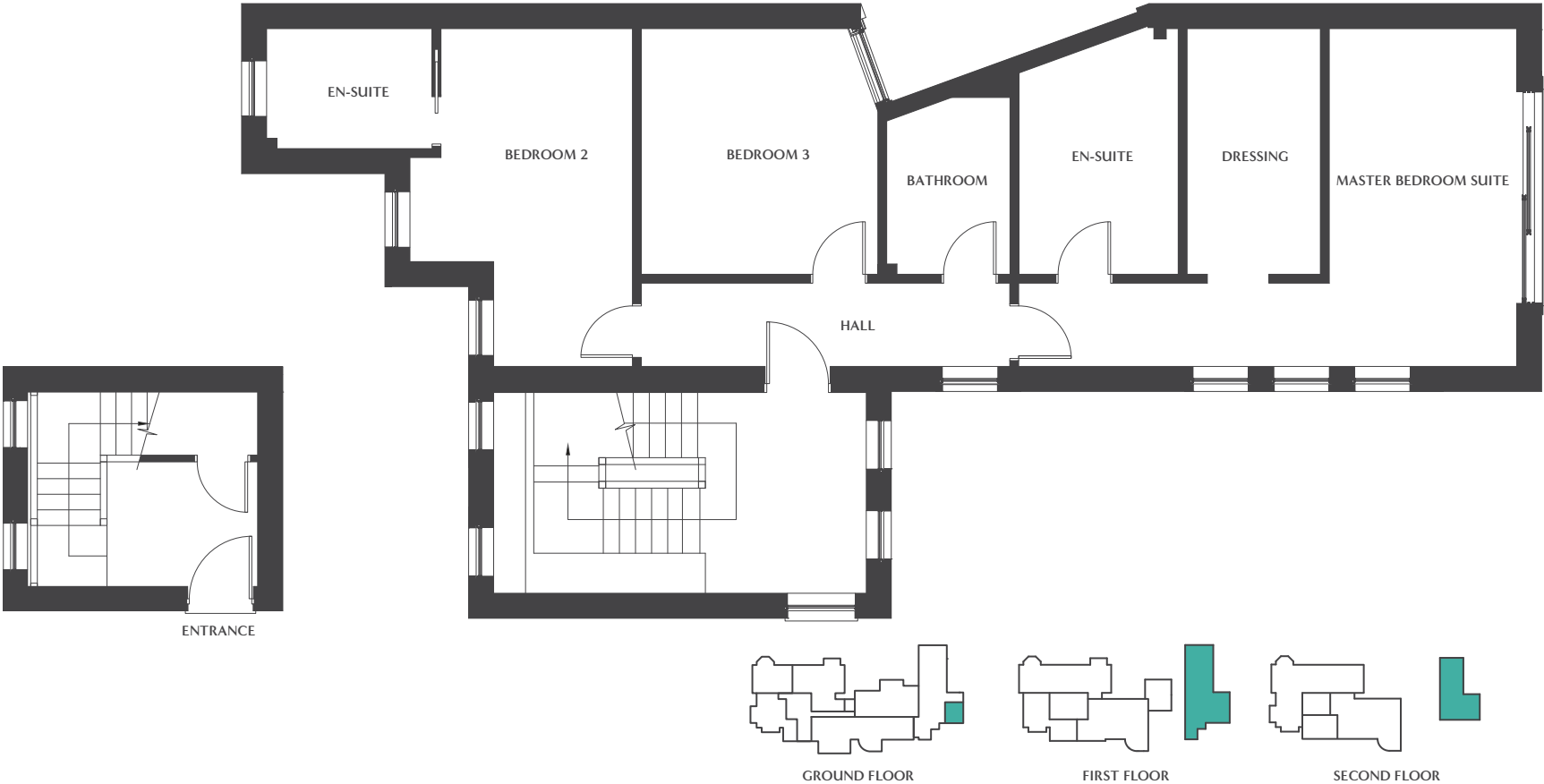
LOFT - APARTMENT 9



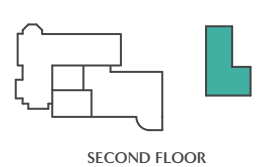
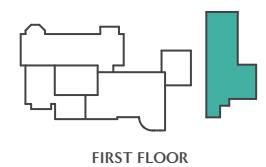
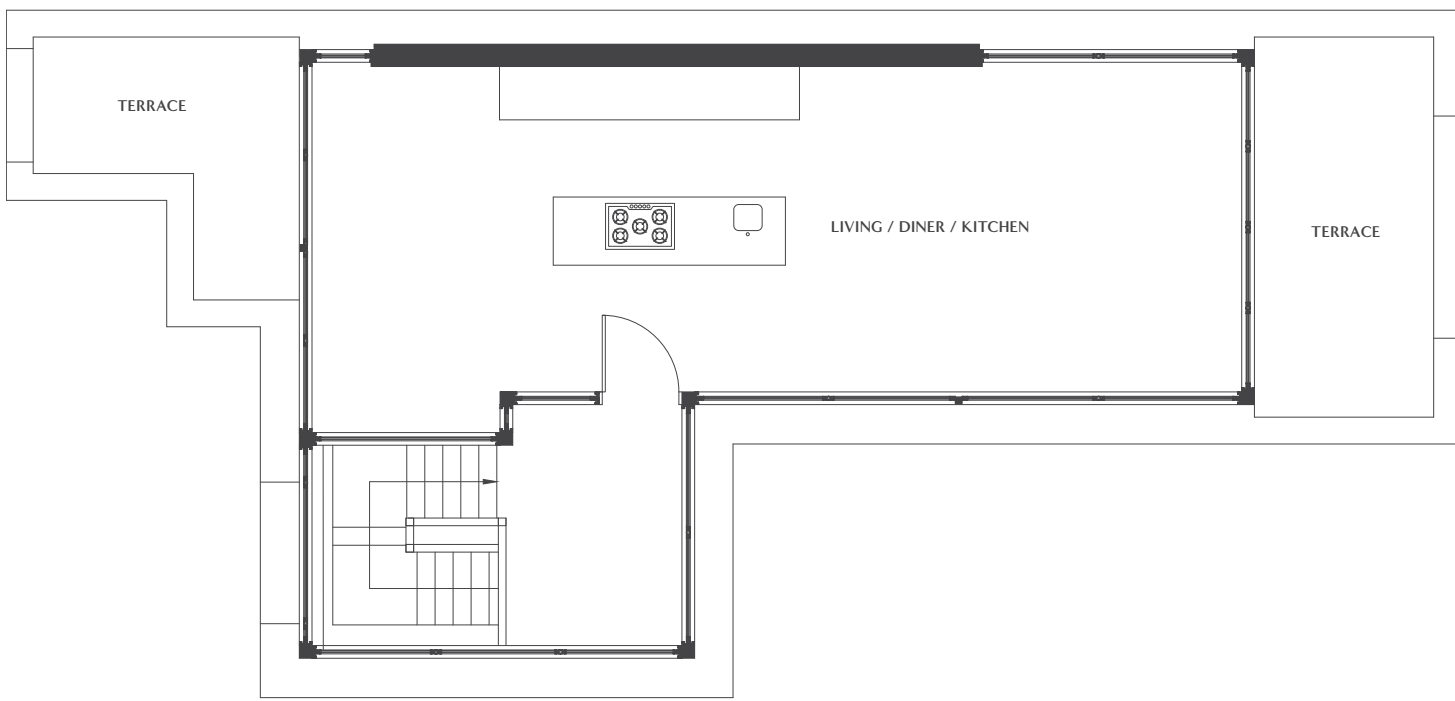
CONTEMPORARY - APARTMENT 10



Floorplans



CONTEMPORARY - APARTMENT 11 PENTHOUSE



CONTEMPORARY - APARTMENT 11 PENTHOUSE



Specification

KITCHEN

- Furniture by Poliform Varenna, Milan
- Touch worktops by Poliform Varenna
- Poliform Varenna integrated undermount basin
- Miele integrated multifunction oven
- Miele integrated microwave oven – Apartments 1, 6, 7, 8, 9, 10 & 11
- Miele integrated steam oven – Apartment 11
- Miele induction hob
- Miele extraction fan
- Miele integrated wine cooler – Apartment 11
- Miele integrated warming drawer – Apartment 11
- Miele integrated fridge/freezer
- Miele integrated dishwasher
- Bosch integrated washer/dryer
- Magus 3 in 1 combination hot, cold and boiling water mixer tap

HEATING

- Apartments 1 to 9 – Rointe programmable digital electric radiators, controllable remotely, and with underfloor heating to all bathrooms
- Apartments 10 & 11 – electric individually-zoned underfloor heating throughout, controllable remotely

BATHROOMS

- Furniture by Villeroy & Boch and Riluxa
- M Pro hardware in brushed brass, black and stainless steel colourways
- Porcelain fully-tiled walls and floors
- Electric zoned underfloor heating
- Heated anti-mist mirrors
- Heated towel rails
- Integrated TV to Master Bedroom En Suite – Apartment 11
- Feature lighting throughout including motion sensor lighting

BEDROOMS

- Fully-fitted wardrobes by Poliform Varenna
- Fully-fitted dressing rooms by Poliform Varenna – Apartments 1, 5 & 11
- Fully carpeted
- 5A lighting circuit

DOOR ENTRY SYSTEM

- On-wall 8" touchscreen fitted in each apartment
- System provides crisp, clear visual display on the touchscreen or your mobile device, along with audio, allowing you to communicate, accept or ignore even if away from the apartment

Specification subject to change/confirmation • Each property is unique to each other, so please check the individual specifications and layouts

CONTROL4 SMART HOME AUTOMATION SYSTEM

- The Control4 Smart Home Automation System integrates the Smart technology installed in each apartment
- Each apartment is provided with an on-wall 8" touchscreen
- Control4 can also be accessed via Apple and Android devices, meaning system can be controlled remotely
- Provides overall control of lighting, heating, audio/visual, intruder alarm and door/gate entry systems, and other applications if desired
- Upgradeable system, possible to add further functions (for example - CCTV, remote curtain and blind operation etc)

RAKO SMART LIGHTING

- Smart lighting provides elegance, ambience, convenience and energy efficiency
- Raise or dim light in any room - or light the entire apartment with a single touch
- Automate your lighting to respond to your schedule without any touch at all
- Create personalised lighting atmospheres and scenes
- Can be programmed to make the apartment appear occupied while away
- Can be operated remotely via Control4 on Apple or Android devices



Specification

MULTI ROOM AUDIO SYSTEM

- Incorporating discreet in-ceiling speakers installed in two zones
 - Zone 1 - Master Bedroom and En Suite
 - Zone 2 - Kitchen/Dining area and Lounge
- All other habitable areas pre-wired for future upgrade if required, so more zones can be added
- Access digital music via streaming services such as Spotify, Amazon Music, Apple Music
- Easy access to networked computers and audio content stored on any Apples or Android device

HIGH SPEED DATA NETWORK

- Cat6 data wiring infrastructure
- Hard-wired Cat6 data points throughout the apartment to enable high-speed network connections to all Smart devices
- 12U wall-mounted data cabinet to house network equipment
- 16 port Gigabit switch allowing for data link to TV outlets and hardwired connections
- 2 x high-speed wi-fi access points to boost coverage throughout the apartment



SMART HEATING

- Heating controlled either within the apartment via the Control4 system, or remotely using Apple or Android devices
- Allows you to adjust the temperature in the rooms locally, and to easily set schedules remotely
- System automatically senses outside temperature and can adjust the inside temperature accordingly
- Intelligent and personalised heating control making the apartment more comfortable and economical

INTRUDER ALARM SYSTEM

- Intruder alarm system installed within each apartment with various monitoring and upgrade options available

GENERAL

- 10 year insurance-backed structural warranty
- Passenger lift to all floors
- One cart-lodge garage bay with integrated store room for each apartment
- EV charging point in each cart lodge bay
- Each apartment has private outside areas, either in the form of balconies or terraces
- Superior design LED ceiling downlighting throughout
- Traditional period cornicing with high skirtings – Apartments 1 to 7
- Shadow gap detailing to both ceilings and floors – Apartments 8 to 11
- Traditional period panelled doors – Apartments 1 to 7
- Oversized frameless contemporary doors – Apartments 8 to 11
- Flooring; a combination of Karndean, fine porcelain tiling and superior-quality carpet
- Feature LED lighting throughout
- Mains-operated, linked smoke detection systems
- 2 x electrically-operated entrance gates; one set at main entrance to the Estate, the other at the entrance to the development itself
- Loft space to Apartments 1, 8 & 9
- Cellar space to Apartments 2 & 3
- Ample storage areas generally throughout
- Ultrafast broadband and 5G available





WOODREDON HOUSE

WOODREDON ESTATE
HIGH BEECH
ESSEX, EN9 3SX

the**door**

CREATORS OF INDIVIDUAL, INNOVATIVE
AND BESPOKE LIVING SPACES

LAWLOR[®]
— SALES LETTINGS ELITE —