



# WOODREDON HOUSE

WOODREDON ESTATE  
HIGH BEECH

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# 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 separate guest annex.

Ideal for commuters and those wishing to travel further afield, Woodredon House lies closely-equidistant to three Central Line stations, with a journey time to London Liverpool Street in around thirty-five minutes. Conveniently positioned near the M25, M11, A10 and A12, Stansted Airport is within easy reach.

## 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 loft lovers and traditionalists and, 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 tennis court, croquet and bowling 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.

Set privately within cocooning parkland and with 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, indeed, London itself.



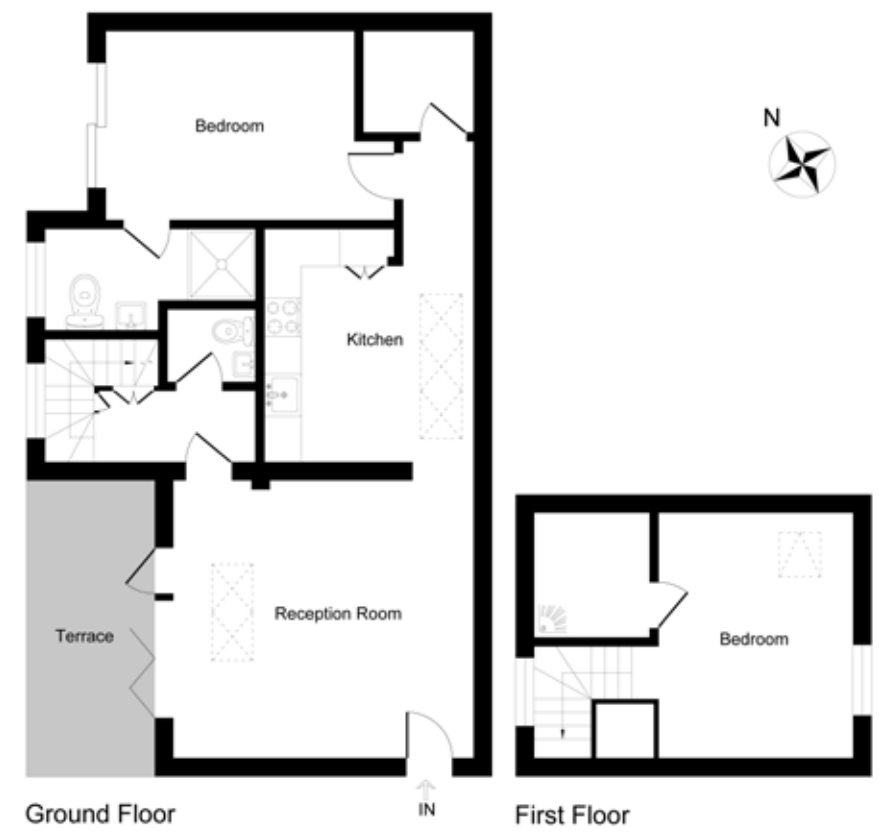
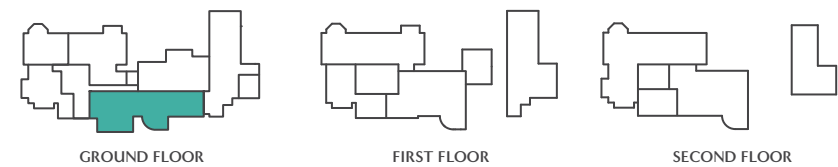


Floorplans



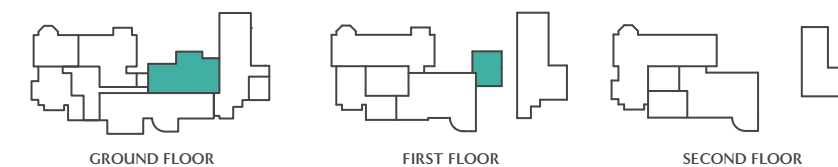
HERITAGE - APARTMENT 1

Total Area	94.2 sq m / 1014 sq ft
Kitchen / Reception Room	23'2" x 21'2" 7.05m x 6.45m
Bedroom	15'11" x 12'1" 4.85m x 3.69m
Bedroom	15'9" x 12'6" 4.80m x 3.80m
Basement Room 1	16'1" x 13'10" 4.90m x 4.21m
Basement Room 2	12'4" x 6'9" 3.75m x 2.05m



HERITAGE - APARTMENT 2

Total Area	90.4 sq m / 973 sq ft
Reception Room	16'1" x 14'10" 4.90m x 4.53m
Kitchen	12'6" x 11'2" 3.80m x 3.41m
Bedroom	15'5" x 10'1" 4.70m x 3.08m
Bedroom	13'1" x 10'11" 4.00m x 3.32m
Store	5'11" x 5'5" 1.80m x 1.65m

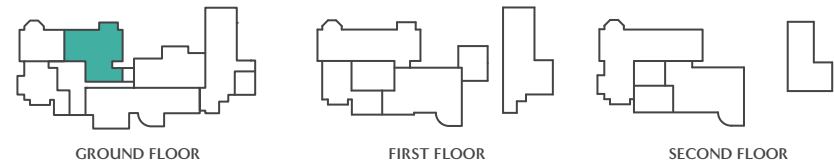


Floorplans



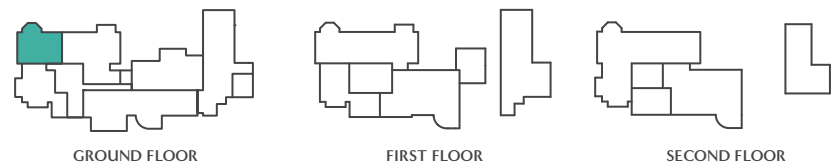
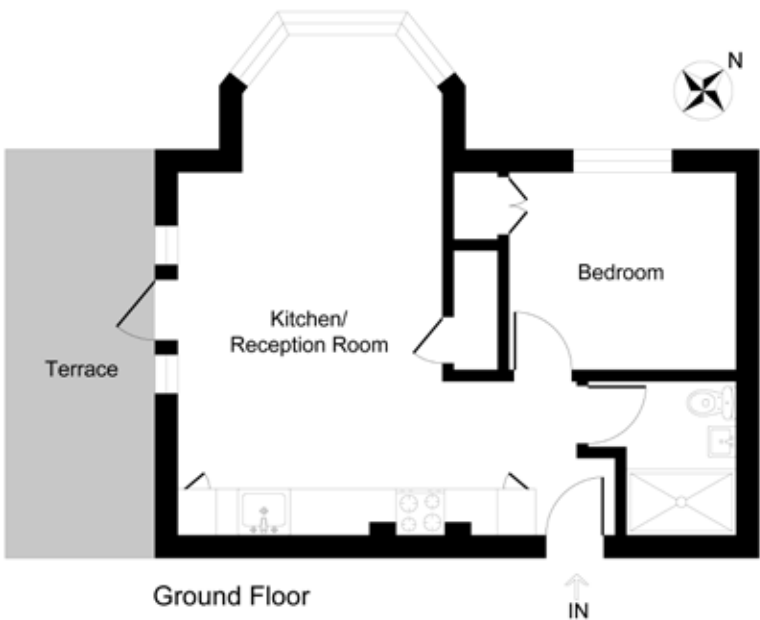
HERITAGE - APARTMENT 3

Total Area	73.9 sq m / 796 sq ft
Kitchen / Reception Room	20'0" x 19'8" 6.09m x 6.00m
Bedroom	14'8" x 11'0" 4.47m x 3.35m
Bedroom	11'7" x 10'2" 3.53m x 3.11m
Basement Room 1	10'11" x 5'9" 3.32m x 1.75m
Basement Room 2	10'11" x 8'0" 3.32m x 2.45m
Basement Room 3	5'9" x 5'0" 1.75m x 1.53m

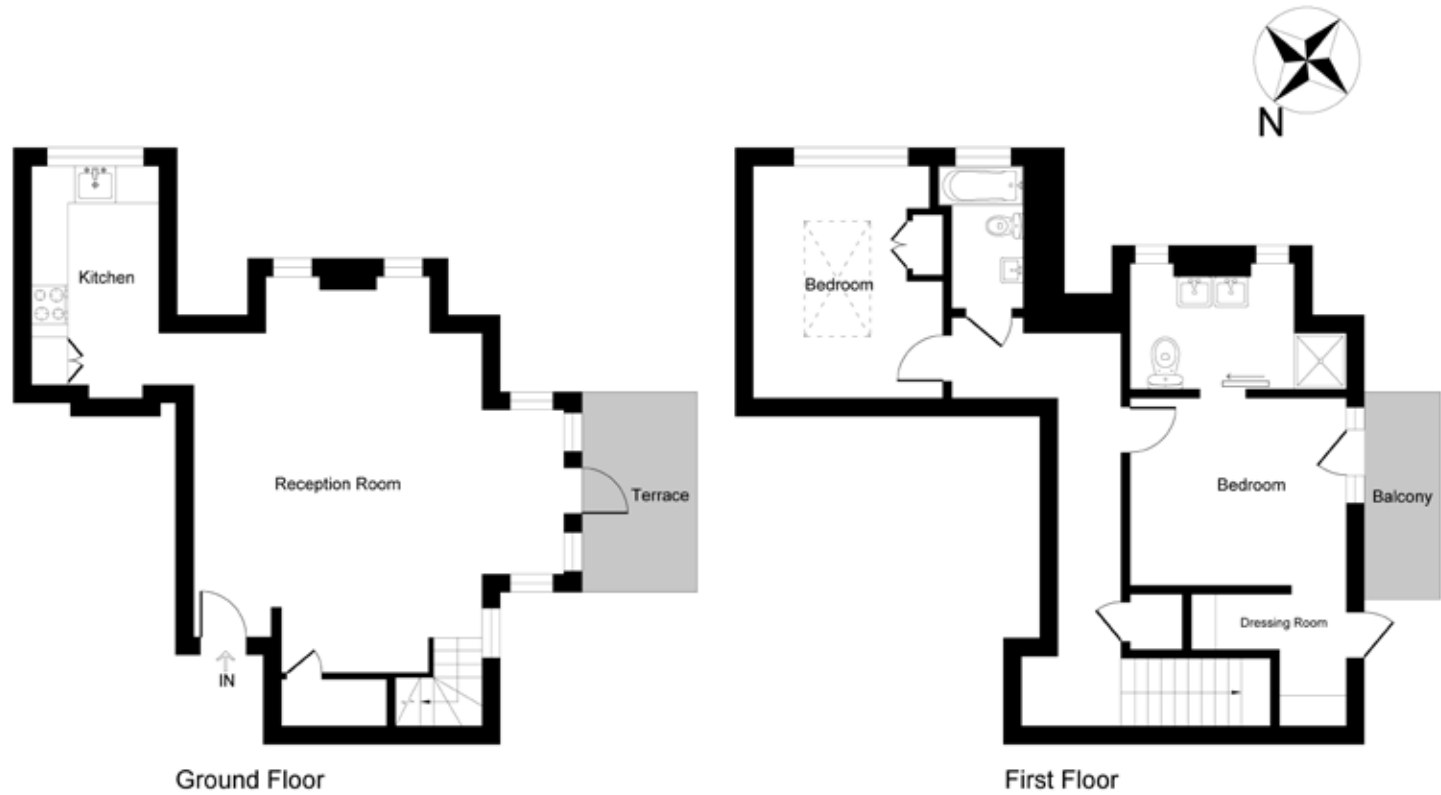


HERITAGE - APARTMENT 4

Total Area	38.5 sq m / 415 sq ft
Kitchen / Reception Room	21'4" x 18'8" 6.51m x 5.70m
Bedroom	9'9" x 8'10" 2.96m x 2.70m

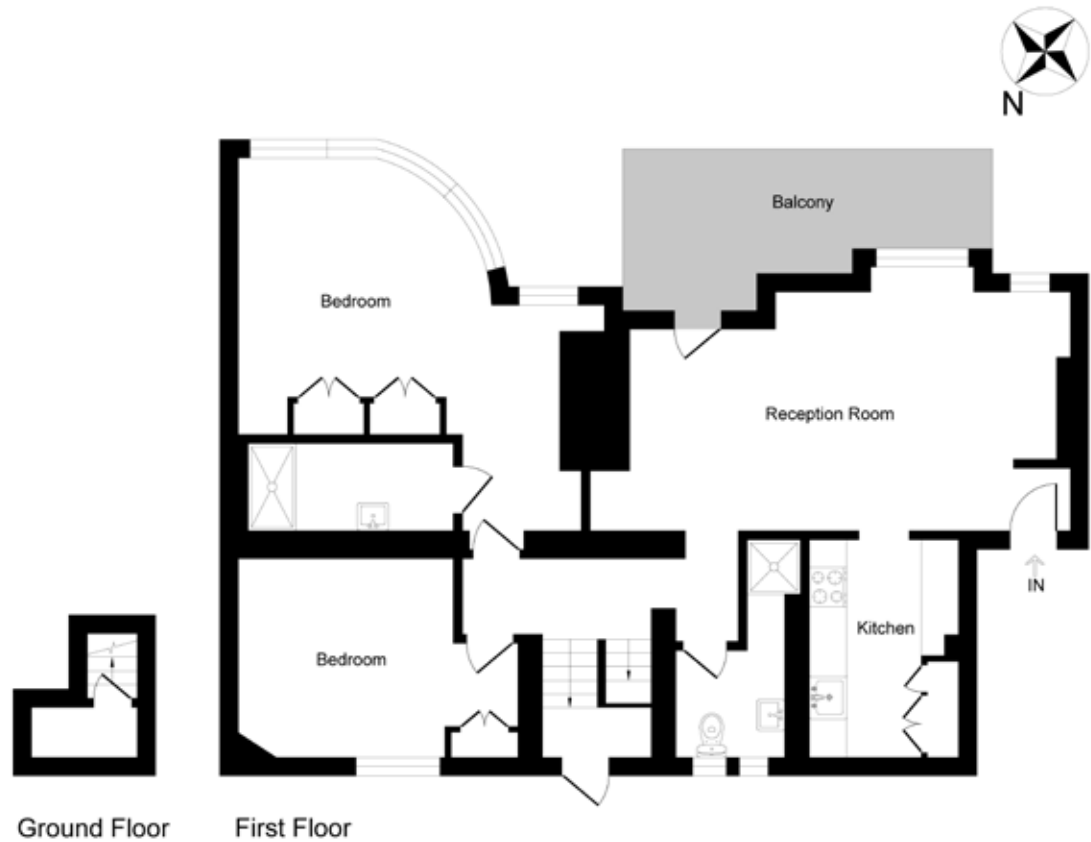
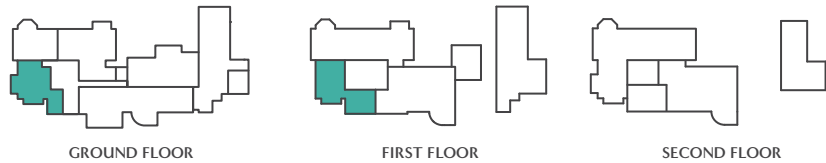


# Floorplans



## HERITAGE - APARTMENT 5

Total Area	94.9 sq m / 1022 sq ft
Reception Room	24'3" x 20'0" 7.40m x 6.10m
Kitchen	12'6" x 6'11" 3.82m x 2.10m
Bedroom	12'4" x 9'6" 3.77m x 2.90m
Bedroom	11'11" x 10'1" 3.64m x 3.08m
Dressing	8'11" x 7'22" 2.74m x 2.20m

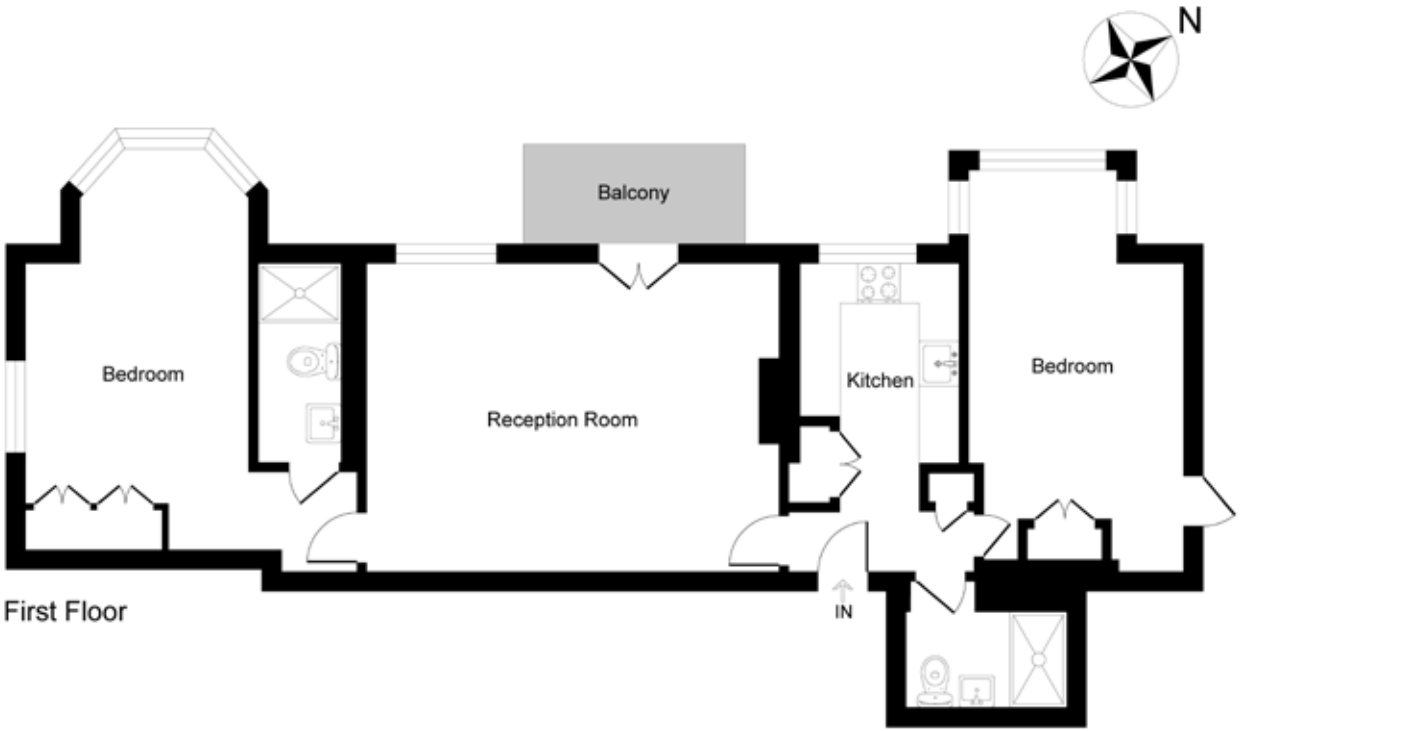


## HERITAGE - APARTMENT 6

Total Area	102.2 sq m / 1101 sq ft
Reception Room	25'4" x 13'2" 7.73m x 4.01m
Kitchen	11'6" x 7'10" 3.50m x 2.40m
Bedroom	18'10" x 14'7" 5.74m x 4.45m
Bedroom	14'9" x 10'6" 4.50m x 3.20m

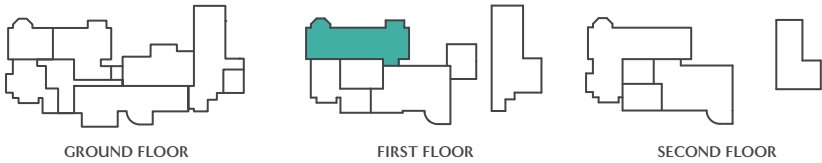


Floorplans



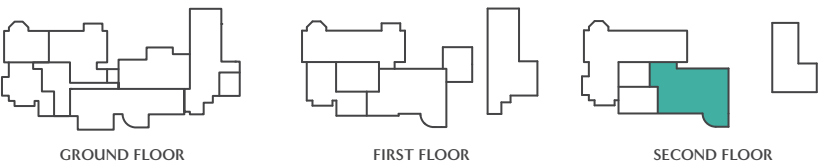
HERITAGE - APARTMENT 7

Total Area	92.4 sq m / 995 sq ft
Reception Room	20'5" x 15'3" 6.23m x 4.65m
Kitchen	15'5" x 7'10" 4.70m x 2.40m
Bedroom	20'0" x 10'8" 6.09m x 3.25m
Bedroom	19'11" x 16'5" 6.06m x 5.01m

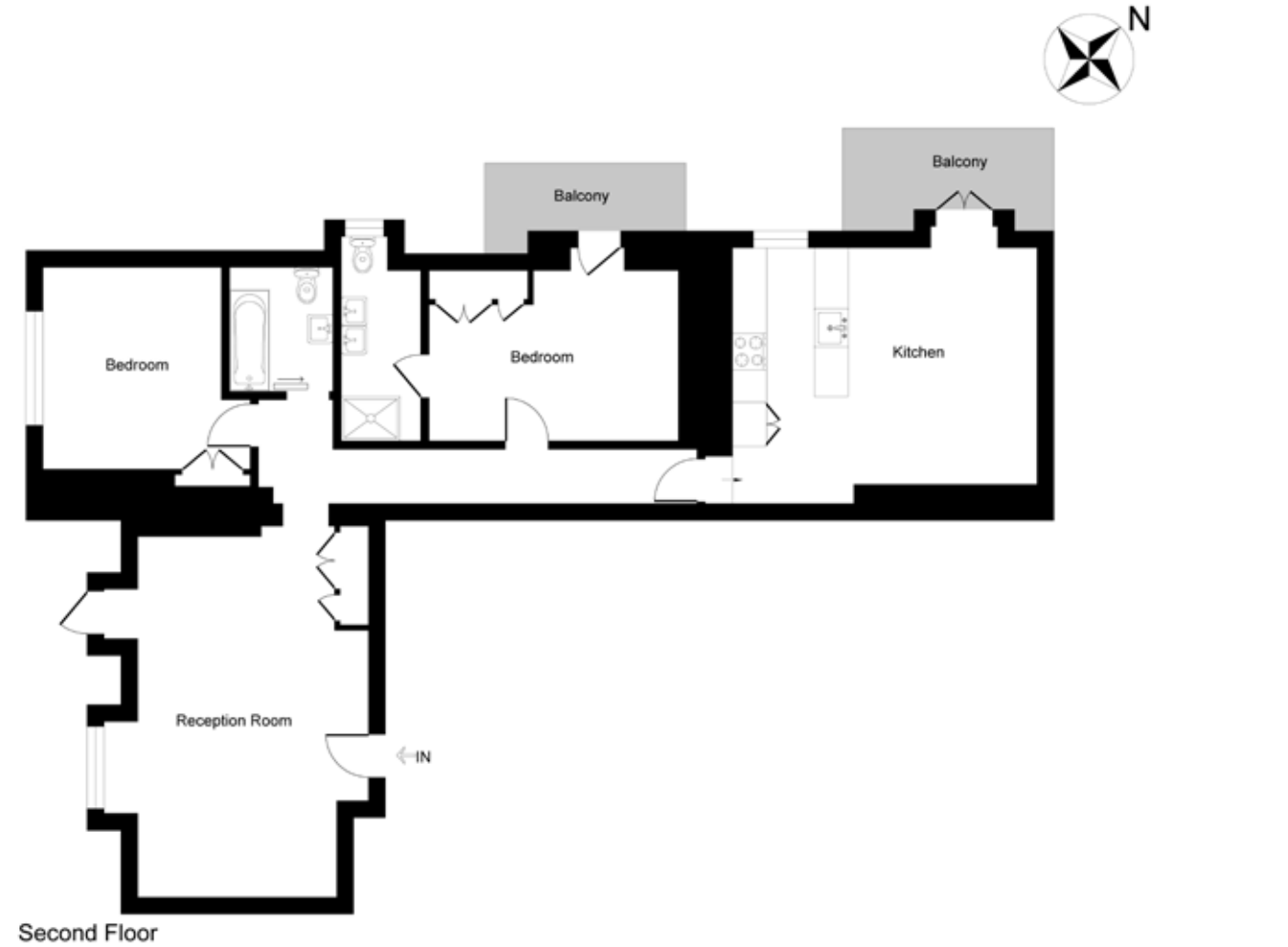


HERITAGE - APARTMENT 8

Total Area	93.7 sq m / 1009 sq ft
Reception Room	21'3" x 17'0" 6.47m x 5.18m
Kitchen	12'4" x 10'6" 3.75m x 3.21m
Bedroom	11'3" x 9'3" 3.43m x 2.82m
Bedroom	11'6" x 11'0" 3.50m x 3.35m

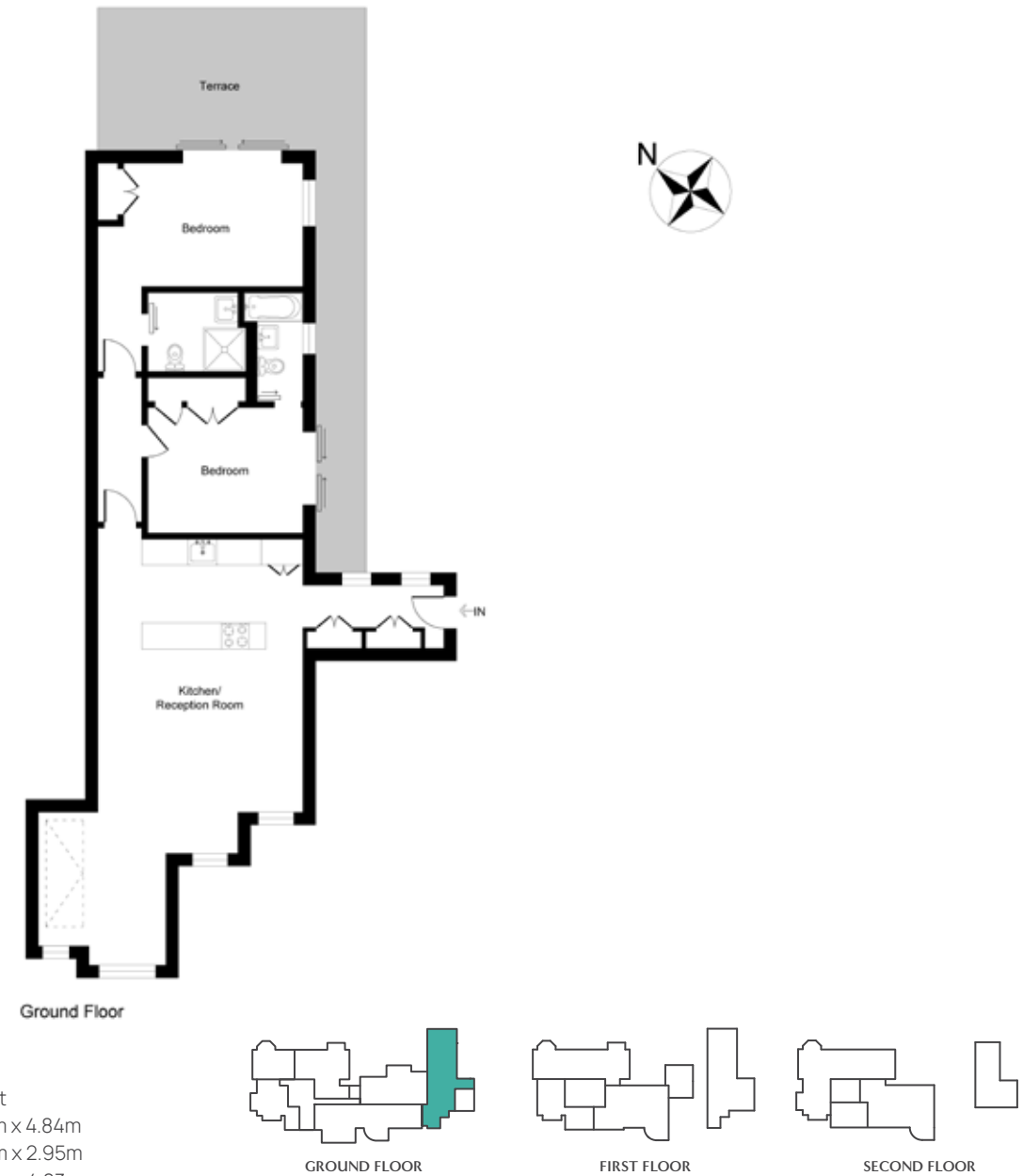
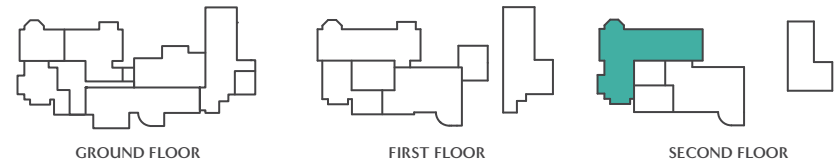


Floorplans



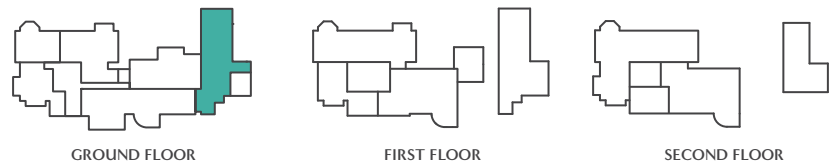
HERITAGE - APARTMENT 9

Total Area	105.6 sq m / 1170 sq ft
Reception Room	21'4" x 13'4" 6.50m x 4.07m
Kitchen	17'8" x 14'10" 5.38m x 4.51m
Bedroom	14'5" x 12'11" 4.40m x 3.93m
Bedroom	12'8" x 12'0" 3.86m x 3.66m

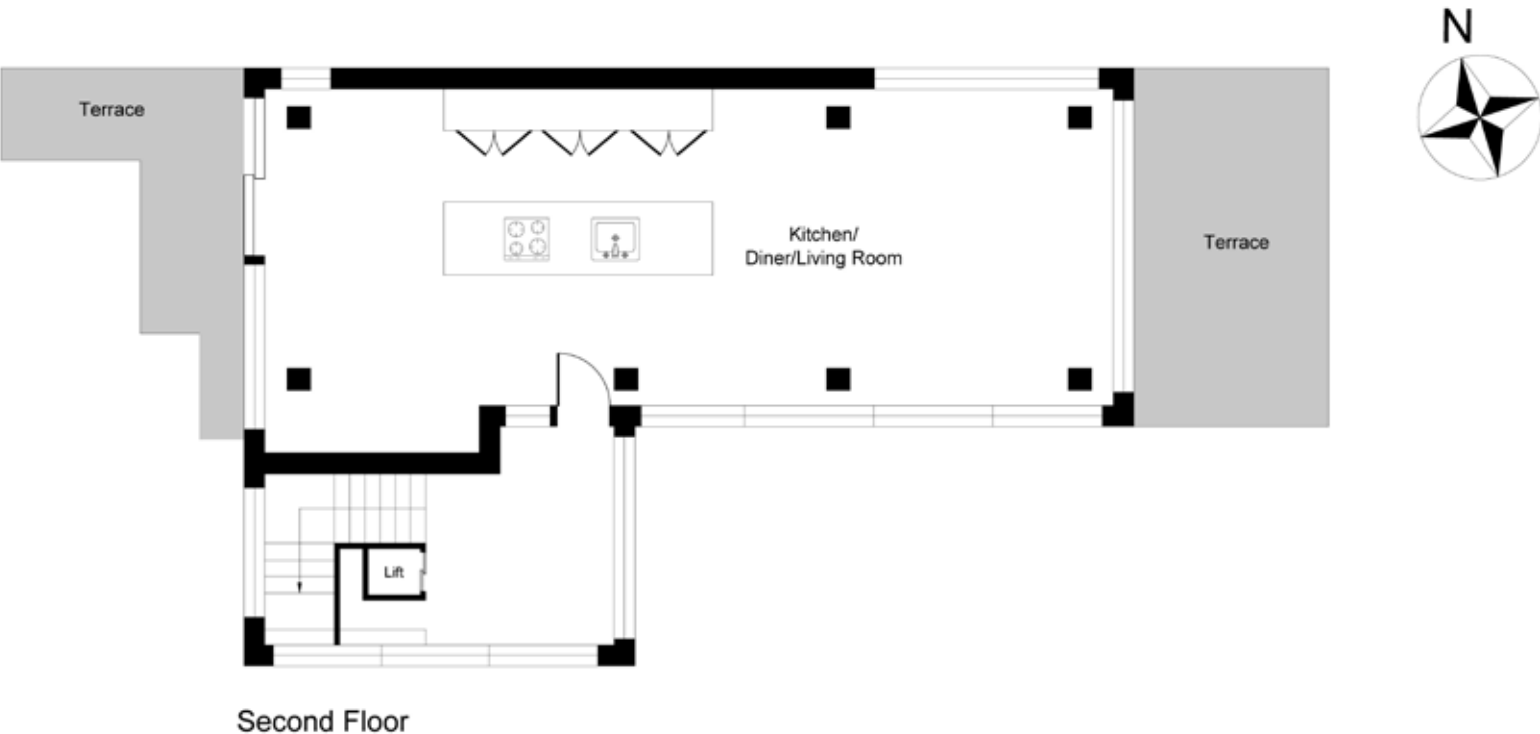
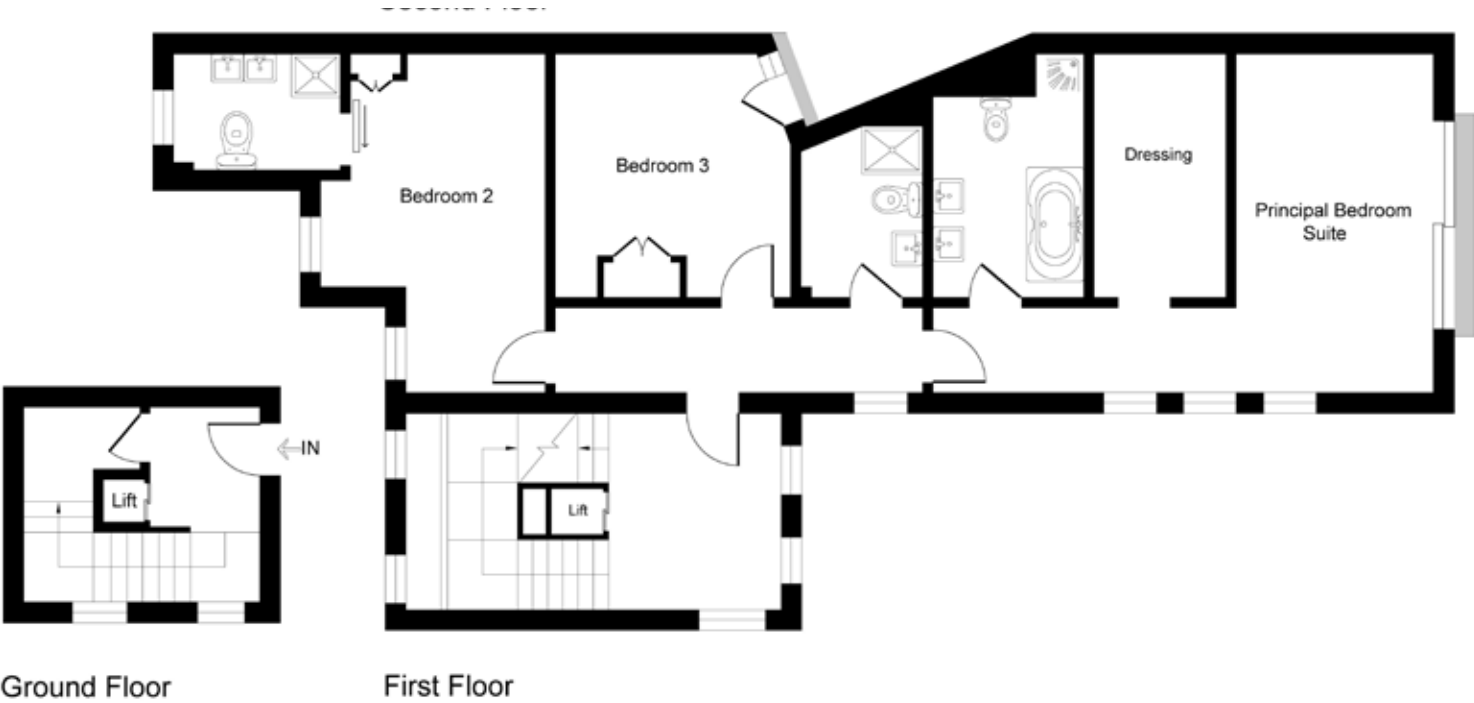


HERITAGE - APARTMENT 10

Total Area	91.5 sq m / 985 sq ft
Kitchen / Reception Room	30'8" x 15'10" 9.35m x 4.84m
Bedroom	12'0" x 9'8" 3.65m x 2.95m
Bedroom	16'1" x 15'10" 4.90m x 4.83m

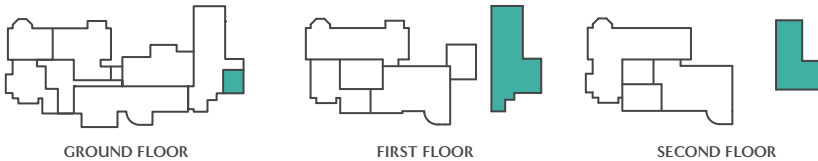


Floorplans



CONTEMPORARY - TREELINE PENTHOUSE

Total Area	176.1 sq m / 1896 sq ft
Kitchen / Diner / Living Room	40'1" x 16'5" 12.23m x 5.00m
Principal Bedroom Suite	23'8" x 15'10" 7.21m x 4.83m
Dressing	11'6" x 6'3" 3.50m x 1.90m
Bedroom 2	15'9" x 10'7" 4.80m x 3.23m
Bedroom 3	11'6" x 11'1" 3.50m x 3.39m





# Specification

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

## 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 (Treeline Penthouse)
- Miele integrated steam oven – Treeline Penthouse
- Miele induction hob
- Miele extraction fan
- Miele integrated wine cooler – Treeline Penthouse
- Miele integrated warming drawer – Treeline Penthouse
- 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 1-9 – Rointe programmable digital electric radiators, controllable remotely, and with underfloor heating to all bathrooms
- Apartment 10 & Treeline Penthouse – 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 – Treeline Penthouse
- Feature lighting throughout including motion sensor lighting

## BEDROOMS

- Fully-fitted wardrobes by Poliform Varenna
- Fully-fitted dressing rooms by Poliform Varenna (certain apartments)
- 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

## 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 Apple 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



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## GENERAL

- Each apartment to be sold with a Share of Freehold
- 10 year insurance-backed structural warranty
- Passenger lift to all floors serving Apartments 1 to 9 (Apartment 10 has direct ground floor access)
- Private internal lift to Treeline Penthouse
- One cart-lodge garage bay with integrated rear 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 and feature LED lighting throughout
- Traditional period cornicing with high skirtings – Apartments 1 to 7
- Shadow gap detailing to both ceilings and floors – Apartments 8 to 10 & Treeline Penthouse
- Flooring; a combination of Karndean, porcelain and superior-quality carpet
- 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
- Championship-size private tennis court within the grounds, along with croquet and bowling lawn
- Loft space to Apartments 1, 8 & 9
- Basement storage to Apartments 1 & 3
- Ample storage areas generally throughout
- Ultrafast broadband available





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HIGH BEECH  
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REGISTER YOUR INTEREST OR FOR MORE INFORMATION

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