



Skinners Farmhouse

Epping Lane, Stapleford Tawney, RM4 1ST



Skinner's Farmhouse

Epping Lane, Stapleford Tawney, RM4 1ST

An impressive period property in a semi-rural location

GROUND FLOOR

Drawing Room
Sitting Room
Kitchen
Breakfast Room
Dining Room
Study
Kitchenette
Gym

FIRST FLOOR

Master Bedroom
2 Bedrooms with ensembles
3 Further Bedrooms
Family Bathroom

OUTSIDE

Annex Barns
Lounge
Games Room
Shower Room
Upstairs Storage
Store 1
Store 2
Double Garage

Gardens and Grounds of approximately 3 acres

Paddock of circa 8 acres opposite the property





SITUATION

This family home is surrounded by beautiful countryside and yet is within easy driving distance to Theydon Bois Central Line and all major transport links into the City and West End.

Theydon Bois is a large residential village in the Epping Forest district of the county of Essex. It is within the bounds of the M25 motorway and is situated near to its junction with the M11 motorway. It is served by Theydon Bois tube station on the Central line and has one primary school. It lies on the edge of Epping Forest. Epping Forest is an ancient woodland, and former Royal Forest. The village has two pubs, the Bull and the Queen Victoria. Nearby Epping is a traditional market town that has characteristics dating back to the 13th Century, which is seen in the architecture of the buildings lining the High Street and still today provides a home for the famous Monday market along with a mixture of independent and high street stores. The town centre also plays host to a number of cafés, pubs and restaurants to suit everyone's taste-buds and price ranges, again making for the perfect location to combine shopping and leisure within a traditional setting.

THE HOUSE

The property offers a wealth of character and has been extensively updated and modernised by the current vendors to create a stunning family home with flexible accommodation. The property's internal living area is arranged over three floors with the ground floor offering entrance hall, spacious kitchen/breakfast room, reception room, drawing room, dining room, study, gym, utility room and downstairs shower room. The first floor has 5 bedrooms, two with en-suite facilities and family bathroom with a further double bedroom located on the second floor.

GARDENS AND GROUNDS

The house is approached through electric gates to the front of the property where there is ample parking. The property has a detached annexe with a lounge, games room, shower room, two further storage units and a double garage.

The gardens to the front and rear are mostly laid to lawn extending to approximately 3 acres with a delightful pond. Opposite the property there is an 8 acre paddock.

SERVICES

Mains water, electricity and LPG central heating

LOCAL AUTHORITIES

Epping Forest District Council
Council Tax Band E

VIEWINGS

Strictly by appointment with the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	23
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Humberts
 48 Berkeley Square
 London
 W1J 5AX
 020 7594 4746
country.department@humberts.com

humberts.com

Approximate Gross Internal Area = 409.5 sq m / 4407.3 sq ft
 Outbuilding = 305.8 sq m / 3291.2 sq ft
 Total = 715.3 sq m / 7698.5 sq ft



Residential, rural and commercial agency | Professional services | Valuations | Investment

Disclaimer Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2017 | Humberts Ltd | Registered Office Humberts Ltd 2 Park Street, Mayfair, London, W1K 2HX | Registered Company Number 06522558.

