



The Orchards, Epping, CM16

BUTLER & STAG



Nestled at the end of a tranquil cul-de-sac, this exceptional detached residence offers a perfect blend of luxury living and practicality. Boasting four/five bedrooms and two/three reception rooms, the flexible layout caters to both smaller households and larger families with ease.



Freehold

- Detached Family Home
- Five Bedrooms/Three Bathrooms
- Spanning Over 2200 Sq Ft
- Far Reaching Views
- Summer House/Garage/Store Room
- Off Street Parking

Situated in a well-regarded residential turning at the bottom of a quiet cul-de-sac, this generous family home boasts stunning design and a practical layout.

Upon entering the hallway, you're greeted by the heart of the home, the stylish kitchen breakfast room featuring a boiling Quooker tap, stainless steel appliances, granite worktops, and ample storage. The adjoining rear-facing living room with feature fireplace and French doors, along with the spacious dining room, provide ample space for entertaining guests or relaxing with family.

The property offers flexibility with its accommodation, allowing for either a four bedroom/three reception layout or a five bedroom/two reception configuration, catering to various lifestyle needs. The generous master bedroom features air conditioning and an en-suite shower room, while the beautifully finished family bathroom boasts a stand-alone bath and stylish tiled walls.

For those seeking additional space, the external garden room/home office offers versatility, whether utilized as a peaceful retreat, a large home gymnasium, or a functional workspace. The landscaped garden, complete with a lawn irrigation system and entertainment pagoda with patio area, provides a serene outdoor space for relaxation and gatherings.

Convenience is further enhanced by ample parking for numerous vehicles, a garage area for bikes, and additional storage space. The plot overlooks arable farmland, offering picturesque views across the Steward Green Valley.





The Orchards

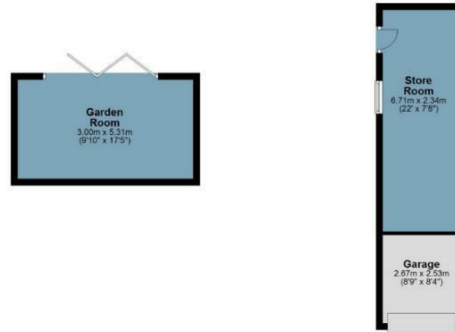
Approx. Gross Internal Area 207.2 sq. metres (2230.7 sq. feet)



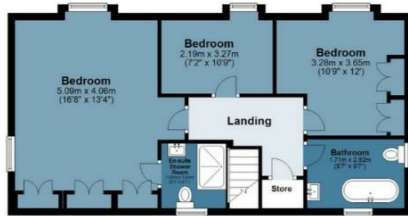
Ground Floor
Approx. 107.9 sq. metres (1151.7 sq. feet)



Outbuilding
Approx. 38.6 sq. metres (415.7 sq. feet)



First Floor
Approx. 60.7 sq. metres (653.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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