



Epping Road, Broadley Common, EN9

BUTLER  STAG



**Guide Price £1,750,000 - £1,800,000**

**St Vincent's Farm is a simply stunning character house on a fabulous plot of approx. 8.5 acres set in a beautiful rural location.**

**Boasting a gross internal living space of 3700 sq. ft, this period home has over time, undergone an extensive program of further enlargement.**



## Freehold

- Detached Period Home
- Plot Size Approx. 8.5 Acres
- Rural Location
- Six Bedrooms/Four Bathrooms
- Over 3600 Square Feet Of Accomodation
- Chain Free

The house holds a commanding position and sits in the middle of a fabulous plot measuring approx. 8.5 acres with stunning countryside views from all corners of the property.

Having lived in Central London for some time the current owners seized the opportunity to acquire this house just over 25 years ago knowing that the property held huge potential. During their ownership, they have enjoyed the house immensely, enjoying hosting large family parties and social gatherings. The house is equally as enjoyable when taking in the sights and sounds of the local flora and fauna with just yourself for company.

To the ground floor, the accommodation comprises; a spacious and bright entrance hallway, WC, stunning sitting room with high ceilings and a beautiful fireplace, a good sized dining room with feature fireplace, large Clive Christian fitted kitchen breakfast room, utility room, tack room, and a fabulous snooker room measuring an impressive 17'9" x 25'11" with vaulted ceilings for an added sense of volume.

On the first floor, the accommodation comprises; a landing, three bedrooms and a family bathroom. The main bedroom features a walk-in wardrobe and an en suite bathroom. There is also a flexible reception area which provides access to the second floor.

The second-floor accommodation comprises; a bright and spacious landing, three large bedrooms and a family shower room.

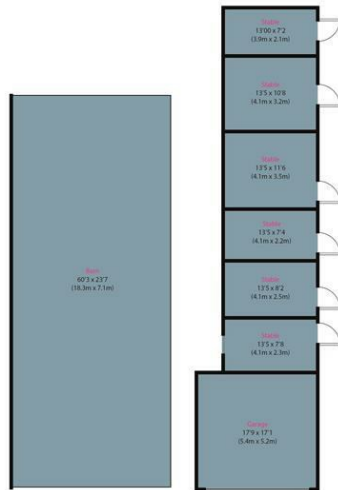
It's a fabulous location, one that has a real countryside feel with its barn, block of six stables, orchard and paddocks. There are lots of countryside walks whether you fancy a walk in the fields, take a stroll to the local farm shop for fresh eggs or groceries or to one of the array of cosy local pubs for an early evening G&T, but at the same time you can hop on the Central Line at Epping Underground station or the mainline at Harlow and be in the City centre in 30 to 40 minutes.





Approximate Gross Internal Area  
 3710 sq ft (345 sq m)  
 Outbuildings 2500 sq ft (232 sq m)  
 Total 6210 sq ft (577 sq m)

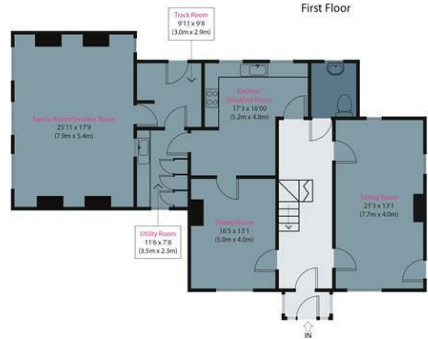
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of metrical valuation. copyright: www.photos.co.uk



Second Floor



First Floor



Ground Floor