



Piercing Hill, Theydon Bois, CM16

BUTLER & STAG



Coopers Court in Theydon Bois is a stunning Victorian building occupying an enviable position on the edge of Epping Forest on Piercing Hill.



Leasehold

- Exclusive Period Development
- Enchanting Communal Rear Gardens
- Stunning Interiors
- Two Bedrooms/ Extensive Storage
- Lift to all Floors
- Two Allocated Secure Parking Spaces

Positioned on the ground floor of the building the property is generously proportioned with accommodation comprising a large open-plan living/dining and kitchen area, two double bedrooms the master having the luxury of an en-suite, and a modern bathroom completes this wonderful property.

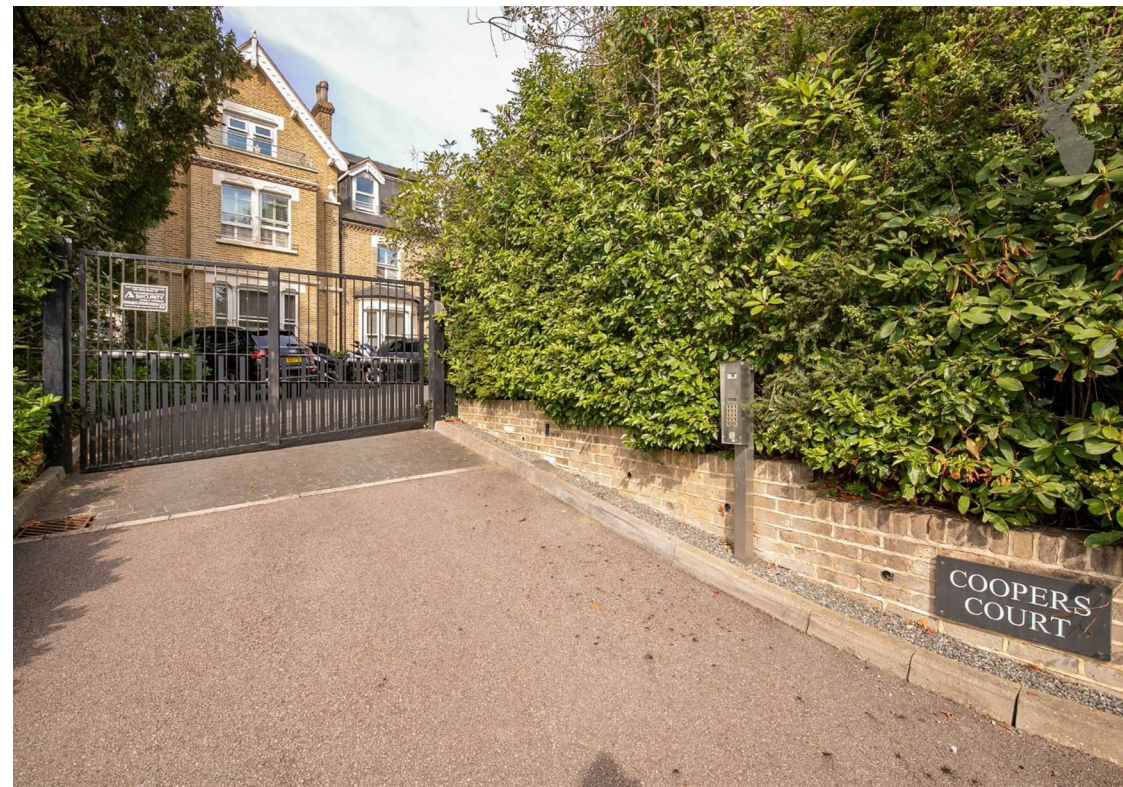
Of particular note are the exceptionally high ceilings and large sash windows that draw natural light into the property. Other features include secure off street parking, bike store and landscaped rear gardens with feature pond.

Theydon Bois is a delightful village lying two miles south of Epping and fifteen miles north-east of London. The village takes its distinctive name from the family of Bois (de Bosco) which held the manor in the 12th and 13th centuries. There are a number of period properties in the village including ancient manor houses, farm houses and historic listed pubs.

The village green, complete with pond, is overlooked by pretty cottages and forms an attractive centre and part of the parish lies within Epping Forest. The railway, part of the Central line, runs north through the parish to Epping and south into central London. Amenities contained within the village include a primary school, golf course, village hall and a good range of shops.

Council-Epping Forest
 Tax Band- G
 Lease- 125 years from August 2013
 Service Charge- £1,195.84 Quarterly
 Ground Rent-£250 per annum





Coopers Court, CM16

Approx. Gross Internal Area 1026 Sq Ft - 95.32 Sq M

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Ground Floor

Floor Area 1026 Sq Ft - 95.32 Sq M

Monday 05th September 2022

1 sq m = 10.76 sq feet

Measured according to RICS IPMS2

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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.