



The Coach House Stables Theydon Bois CM16 7JP

BUTLER  STAG



An immediately impressive triple fronted red brick and weather boarded country house with attached equestrian facilities, set in established grounds of just under six acres.



Freehold

- Detached Home with Annexe
- Equestrian Facilities
- Set On Approx 6 Acres Of Land
- Unique Opportunity
- Multiple Outbuildings
- Close Proximity To Amenities

This unique property offers outstanding views of the surrounding landscape and is located within the village of Theydon Bois, bordering Theydon Bois Golf Course.

The main house is set over two floors. On the ground floor, you'll find a spacious kitchen/diner with range oven, a separate living room, a WC, and multiple storage cupboards. The first floor features four bedrooms and two family bathrooms, with all rooms offering far-reaching views over Theydon village and it's beautiful surroundings.

In addition to the main house, the property features an ancillary block, which extends the amenities of the family home. This outbuilding boasts a fully equipped kitchen, living room, bedroom and bathroom. Attached to the outbuilding is an additional kitchen and a separate utility room, both accessed from the exterior, courtyard garden.

The plot offers excellent equestrian facilities, including three large paddocks/fields, all adjoining and enclosed by post and rail fencing. To the rear of the main house is a stable block, offering six stables and a feed/tack room. A large indoor barn, store/stack room, which once was an indoor riding school. There is ample potential to further expand the equestrian usage within the land.

The property also features an additional barn housing a further four stables and store rooms.

Accessed from the top of Piercing Hill via a 0.25-mile private road (Little Gregories Lane), this property splits the golf course and extends into open countryside. It is one of just three properties in the immediate area, offering the comfort of neighbours while maintaining a sense of privacy.

With a total square footage of 13,777 sq. ft. and approximately 6.0 acres of land.

It's prime location is within walking distance of Theydon Bois tube station, M25 (Junction 26) (3.5 miles), Canary Wharf (17 miles), Bancroft's School (6.3 miles), and Chigwell School (5 miles), and 30 mins to Stanstead airport.

This property is truly one of a kind, offering exceptional views, a peaceful semi-rural way of life, with panoramic views of countryside and Theydon Bois village, extensive forest access for hacking, off the beaten track, yet set within the bounds of this beautiful village, unique combination of extensive equestrian facilities, and in a prime location.

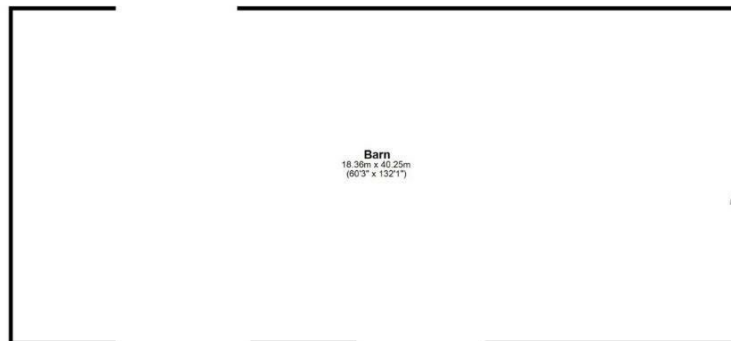
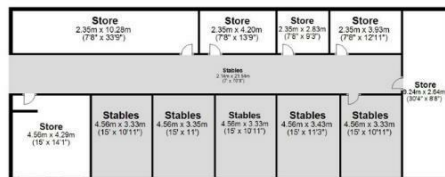
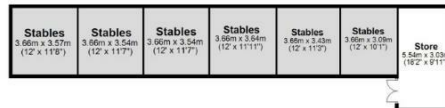




Little Gregories Lane

Approx. Gross Internal Area 1279.5 sq. metres 13772.8 sq. feet)

BUTLER & STAG



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
© @modephoto.uk www.modephoto.co.uk

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk

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.