



Epping Road, Epping, CM16

BUTLER  STAG



**FOR SALE BY PUBLIC AUCTION ON 19TH SEPTEMBER 2024**

**Guide Price £800,000-£850,000**

**VIEWING BY APPOINTMENT ONLY**

**A rare opportunity to acquire this detached family residence on a 3.56 acre plot (stls), complete with equestrian facilities and a host of development opportunities whilst occupying an idyllic position in a rural setting to the north of Epping.**



## Freehold

- Detached family home requiring modernising
- Equestrian facilities including stabling and manege
- Backing open countryside
- Ample parking and garaging
- Significant development potential (stpp)
- Substantial 3.56 acre plot (stls)
- Four bedrooms - two bathrooms
- Chain Free

Mellis occupies a remarkable plot extending to 3.56 acres (stls) that has been occupied by a single family for several years. This enduring ownership is a testament to the remarkable allure and magnificence that this property exudes. Prepare to be captivated by the enchanting surroundings, offering a sense of utopia unrivalled in the local area, all while conveniently close to the vibrant city of London.

Comprising a house, garaging, stables and extensive grounds on four separate titles, this unique offering provides an abundance of living space and endless possibilities.

In the main house the accommodation comprises; an inviting entrance hallway, large WC and shower room, bright dining room, spacious living room, kitchen, and utility room. On the first, there are four double bedrooms and a family bathroom.

The property is approached via a pretty driveway and provides ample space to park many vehicles of all shapes and sizes.

There is a large a courtyard providing plenty of hardstanding for equestrian requirements, several paddocks, a manege, formal gardens and many beautiful mature trees and shrubs.

Epping Green is a small village located on the outskirts of Epping. The area is semi rural and offers a stunning place to live if you are looking for a property in a countryside setting yet close to all the key amenities and transport links.

Epping, an old market town has an excellent choice of local independent and boutique shops together with a Tesco and Marks and Spencer and is 3.7 miles away. The Central Line rail service runs from Epping to London Liverpool Street making it ideal for the city commuter. There are a great selection of schools in the surrounding areas both at state and private entry. For the commuter there is access to the M11 - 3.7 miles (junction 5) leading to Canary Wharf and M25 - 6.8 miles (junction 26).





# Epping Road

Approx. Gross Internal Area 327.7 sq. metres (3527.4 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.