



Copped Hall, Epping, CM16



The Carriage House, nestled within the historic grounds of Copped Hall, offers a truly unique living experience, steeped in centuries of history. Its origins trace back to the reign of Richard I, adding layers of intrigue and charm to its character. Built in 1894 as a part of the impressive Victorian Stable Yard, this property stands as a testament to the architectural grandeur of its time.

Meticulously restored and converted into seven residences in recent years, Carriage House stands as a jewel, rarely does an opportunity arise to own one of these special homes, each exuding its own distinct character and allure and set within 300 acres of prestigious woodland and far-reaching views.



Leasehold

- End Of Terrace Two Double Bedrooms Mews House
- 1438 Sq. ft. Of Accommodation Space
- Private Rear Garden
- 973 Years Remaining Lease
- Immaculately Presented Throughout
- Stunning Kitchen/Diner With Feature Aga Oven
- Allocated Parking For Two Vehicles
- Chain Free

Approaching the property through the gated entrance, one is greeted by a picturesque kilometre-long drive through the encompassing forest and parkland, setting the stage for the grandeur to come. The U-shaped Stable Yard, adorned with its striking clock tower and Victorian aesthetics, transports visitors back to an era of bustling activity, where horses and grooms once filled its stalls.

Upon entering the the Dutch doors, As you step onto the timeless parquet flooring, your eyes are drawn to the centrepiece of the room: a magnificent Aga oven, exuding warmth and charm. The spacious layout of the kitchen/diner invites gatherings and culinary adventures, offering ample room for both cooking and dining. The parquet flooring adds a touch of sophistication, its intricate pattern lending character to the space while providing durability for everyday use. Completing the ground floor is a double garage and guest cloakroom.

To the first floor, a bright formal reception room awaits with a glorious feature wood burner fireplace. Moving on, there are two generous-sized bedrooms and a family bathroom with a freestanding roll-top bath/separate shower then completes this level.

Externally, the private rear garden is fully laid to artificial lawn with mature planted laurels offering full privacy to the outside space. The property also holds allocated parking for two vehicles and further communal parking for residents' guests.

Copped Hall, is located close by the market town of Epping and the village of Theydon Bois, despite its rural setting, it's very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Epping Station is just three miles away with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf in 43 minutes (Central and Jubilee Line). Epping is a historic market town, popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages. The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre. There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools.







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.

BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

www.butlerandstag.uk