



Rent Cottage, Mount End, Epping, CM16

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**This charming Grade II listed detached home offers over 2,800 sq. ft. of versatile accommodation, blending character and history with the comfort of generous living space. Set within approx 1 acre and complemented by a range of outbuildings, the property is ideally suited to modern family life while retaining its period appeal.**



## Freehold

- Detached Family Home Grade II Listed
- Stunning Grounds
- Double Garage/Green House
- Potential
- Five Bedrooms
- Master With En-Suite
- Office

The ground floor opens with a welcoming entrance hall leading to a variety of reception rooms. A bright lounge with an Inglenook fireplace and additional reception provide elegant spaces for entertaining, while the dining room connects seamlessly to the kitchen. A separate study, a ground floor bedroom and a full bathroom add further flexibility, making the layout well-suited to guests, home working or multigenerational living.

Upstairs, a central landing gives access to four well-proportioned bedrooms, including a principal suite with en-suite bathroom. A family bathroom and a useful store complete the first floor.

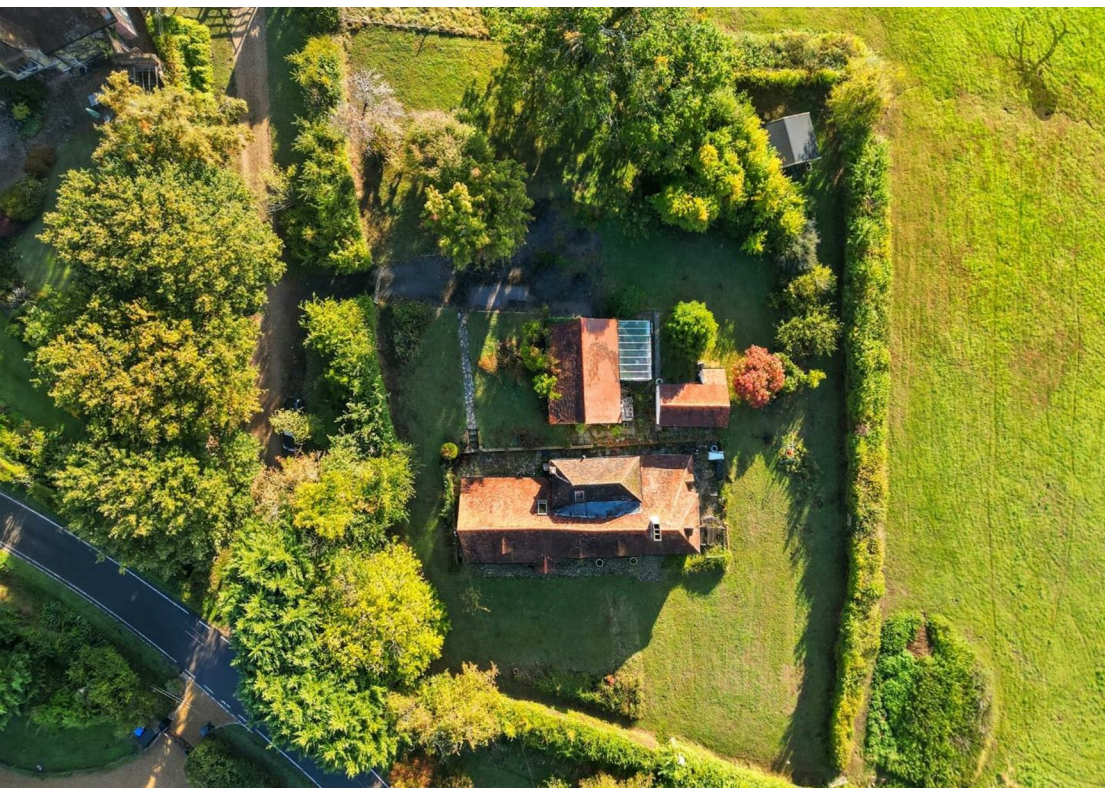
Externally, the property is enhanced by a selection of outbuildings, including a newly built summer house with power in the South West corner of the plot which feels like a beautiful secret garden, allowing you having a place to escape or entertain, an office with the added bonus of an attached toilet and sink, a double garage with a first floor, perfect for storage, a greenhouse and additional storage, providing excellent scope for work, leisure or hobbies.

A mature brick-laid pond, to the North West of the garden, which gives you the perfect opportunity to enjoy a morning cuppa with views around the garden.

Rent Cottage represents a rare opportunity to acquire a Grade II listed home of significant character, offering a balance of heritage charm and practical family living. This property has stayed within the family for over 50 years and hasn't been on the market during that time.









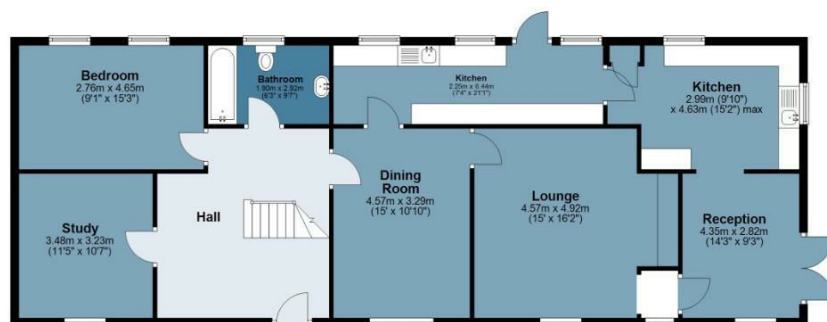
## Mount End

Approx. Gross Internal Area 261.1 Sq M ( 2810 Sq Ft )

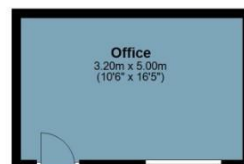
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**Ground Floor**  
Approx. 123.9 sq. metres (1333.3 sq. feet)



**Outbuilding**  
Approx. 18.0 sq. metres (172.2 sq. feet)



**First Floor**  
Approx. 81.6 sq. metres (877.9 sq. feet)



**Outbuilding**  
Approx. 39.6 sq. metres (426.6 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.