



**BUTLER & STAG**

Coppice Row | Theydon Bois  
Epping | CM16



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# *An outstanding four bedroom detached house adjacent to the open green spaces of Epping Forest and a short stroll from Theydon Bois village, shops, school and Central Line station.*

*Detached House / Secure Gated Off Street Drive/Parking / Four Bedrooms / Three Bathrooms / Village Location / Backing Farm Land*

*Asking price of £850,000 / Freehold*

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This individually designed detached house enjoys lovely views overlooking the deer sanctuary from the rear. The property offers a well-planned and stylish contemporary interior with accommodation comprising four bedrooms (en suite to the master bedroom) and family bathroom on the first floor. The ground floor features an open plan front reception room with double doors opening to an adjoining family room, downstairs cloakroom and to the rear a full width lounge/diner with open aspect to the comprehensively fitted kitchen with white gloss units, breakfast bar, granite worktops and butler style sink with commercial taps. Externally, there is a rear garden of around 80' with southerly aspect and railway sleeper bed borders and brick paved patio, all overlooking the deer sanctuary beyond. Whilst to the front, the electric security gated forecourt provides parking for multiple vehicles. Theydon Bois is a popular, quintessential English village unlike any other. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

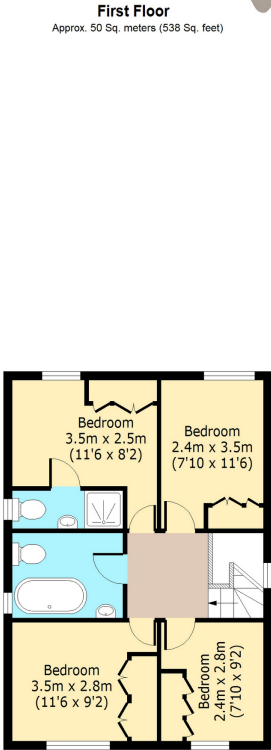
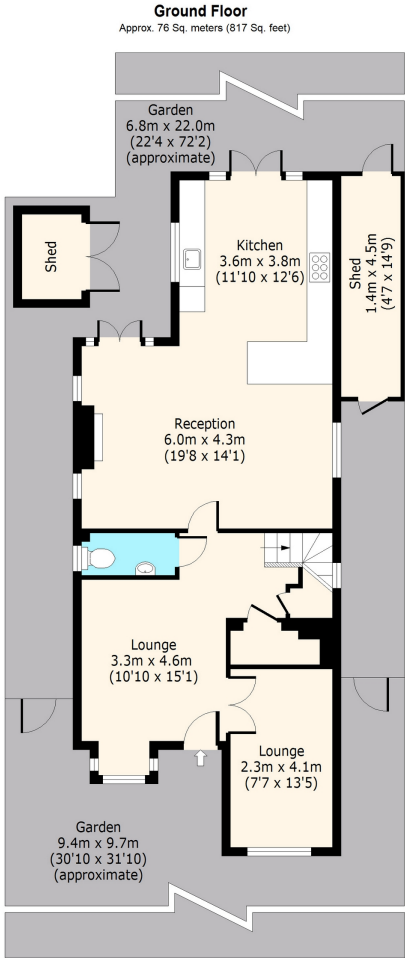
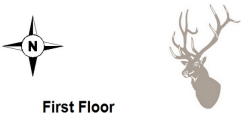








Coppice Row, CM16



Total area: approx. 126 Sq. meters (1355 Sq. feet)  
For illustration purposes only - not to scale  
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Butler & Stag

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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.

