



Coppice Row, Theydon Bois, CM16

BUTLER & STAG



Guide Price - £1,850,000 - £1,900,000.

Coppice Lodge is a simply stunning double fronted detached house, designed in Victorian style and finished to an extremely high standard throughout.



Freehold

- Large Detached Family Home
- Double Garage & Off Street Parking
- South/ West Facing Garden
- Six Bedrooms/ Five Bathrooms
- Prime Village Location
- Beautifully Presented

Spaciously arranged over three floors spanning close to 4000 sq ft, accommodation comprises an impressive entrance hall giving access to the dining, living and sitting rooms, guest cloakroom and the elegant kitchen/ diner with attached orangery with lantern roof and utility room. Of particular note is the bespoke hand painted kitchen with generous cupboard space, granite work tops, Island and full range of Miele appliances and wine cooler.

The first floor hosts three en-suite bedrooms including the master suite which is the size of a generous (over 500 sq ft) one bedroom apartment and includes a dressing room.

On the top (second) floor are three further bedrooms offering versatile accommodation as a separate studio perfect for teenage children, guests or an au pair with one en-suite shower room, bathroom and handy fitted kitchenette.

Other features include high ceilings, a central vacuum cleaning system and luxury bathrooms with Villeroy & Bosch fittings.

Externally, the pebbled driveway provides off road parking for several cars secured by electric gates, leading to the double detached garage. The south west facing rear garden is a perfect sun trap, thoughtfully landscaped with a large paved sun terrace, flower beds, mixed trees, hedging, central lawn and children's play area.

Coppice Row, occupies a much sought after position in the ever popular village of Theydon Bois. 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,

Ground Floor

Approx. 142 Sq. meters (1529 Sq. feet)

First Floor

Approx. 134 Sq. meters (1443 Sq. feet)

Second Floor

Approx. 100 Sq. meters (1076 Sq. feet)



Total area: approx. (Excluding Garage) 376 Sq. meters (4047 Sq. feet)
 Total area: approx. (Including Garage) 404 Sq. meters (4349 Sq. feet)
 For illustration purposes only - not to scale
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