



Piercing Hill, Theydon Bois, CM16

BUTLER & STAG



## Completed !

**'The Chestnuts' is located in a most highly sought after part of Theydon Bois, offering total peace and tranquillity whilst being within easy reach to Theydon Bois village and Central Line Station, major motorway links, excellent schools and local amenities of both Epping and Theydon Bois.**

A magnificent double fronted five bedroom, detached Victorian residence that has been lovingly and sympathetically refurbished and extended by the current owners, restoring this period fine home including professionally landscaping the front and rear gardens.

This prestigious property is one of the five original Manor Victorian Villas situated in the highly favoured 'lower' part of Piercing Hill, opposite and with views of Theydon Bois Golf Course.

Occupying one of the the widest plots and extending to approximately 0.5 acres, offering further scope for development if so required subject to the usual planning consents. The very deep frontage allows off street parking for many vehicles and incorporates a separate double garage with storage above that further extends to provide an outside office to the rear. The carriage driveway with mature hedging provides excellent privacy further benefiting this unique home.

Principle accommodation is vast and arranged over two floors, extending to circa 4000 sq ft comprising an elegant hallway beyond the stain glass timber entrance door where you will find three reception rooms with oak flooring, plus a study all with wonderfully high ceilings, Victorian style Orangery perfect for the westerly facing aspect and detached office.

To the left side of the house is a separate front entrance door to a Christian style handmade kitchen and Utility room with granite worktops, capturing tranquil views of the gardens beyond. Additional features include, underfloor heating to all tiled downstairs areas, sapele hard wood double glazed sash windows and CAT5E hardwired throughout.

On the first floor are five double bedrooms featuring handmade bespoke wardrobes, master with en-suite bath and dressing rooms, a further en-suite to bedroom two and a main family bathroom. Blending the old with the new some of the notable features are the wood burner in the main reception room and feature cast iron fireplaces to many other rooms including bedrooms.

To the rear is a very sunny westerly facing garden, of ample size yet easily maintainable. There is an expansive patio area ideal for entertaining with steps up to a large lawn that has old oak sleepers surrounding flower beds, together with a large shed/workshop.

Epping Forest is a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the largest public open space in the London area. At almost 6,000 acres, it is a popular area for recreation and enjoyment. It is a great place to walk or ride bicycles. It is also of national and international conservation importance, with two thirds of it being designated a Site of Special Scientific Interest and a Special Area of Conservation.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. Schooling in the area is excellent and includes several well regarded state and private schools. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the tube station makes central London very accessible.

Council - Epping Forest  
Tax Band- G

## Freehold

- Detached Victorian Villa
- Westerly Facing Garden
- Christian Style Kitchen
- Circa 4000 Sq Ft
- Detached Garage | Studio
- Five Bedrooms | Three Bathrooms
- 0.5 Acre Plot
- Extensively Refurbished
- Highly Desirable Location
- Wide Frontage | Carriage Driveway





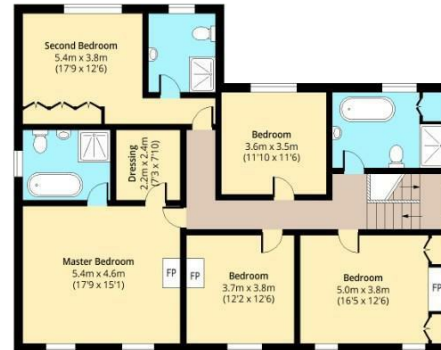
Piercing Hill,



**Ground Floor**  
Approx. 174.28 Sq. meters (1876 Sq. feet)  
(Excluding Garage/Office)



**First Floor**  
Approx. 142.51 Sq. meters (1534 Sq. feet)



Total area(Including Garage/Office): approx. 360.17 Sq. meters (3877 Sq. feet)  
Total area(Excluding Garage/Office): approx. 316.79 Sq. meters (3410 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.