



Piercing Hill, Epping, CM16

BUTLER & STAG



Nestled in the heart of Theydon Bois, on one of its most coveted roads, this magnificent detached five-bedroom house presents an exceptional opportunity for luxurious living in a serene suburban setting.



Freehold

- Detached Family Home
- Multiple Reception Rooms
- Substantial Sized Garden
- Short Walk To Local School And Amenities
- Five Bedrooms
- Stunning Throughout
- Self Contained Annexe

Upon entry through the generous reception hall, the charm of this home is immediately apparent. The spacious living room features a striking exposed brick fireplace and beams, adding character and warmth. The separate kitchen/diner is a chef's delight, boasting luxury Gaggenau appliances and bi-fold doors that seamlessly connect to the patio area. Additional spaces on this level include a family room, study, dining room, and two convenient downstairs W/Cs.

Ascending to the first floor, you are greeted by four double bedrooms, each equipped with built-in wardrobes offering ample storage. The main bedroom includes an en-suite bath and a dressing room, ensuring privacy and comfort. A main family bathroom serves the remaining bedrooms, providing both functionality and elegance.

The journey continues to the second floor, where a versatile loft room awaits, complete with its en-suite bathroom. This space can serve as a guest suite, home office, or a quiet retreat, offering flexibility to suit any lifestyle.

Outside, the rear of the property boasts a substantial and beautifully landscaped garden. An expansive patio area featuring a magnificent fireplace and hand-built pergola is designed for outdoor entertaining and relaxation. The real centrepiece of the property is the private tennis court and half basketball court, perfect for sports enthusiasts or those seeking active leisure pursuits.

An added bonus is the substantial-sized outbuilding, which is fully equipped with a kitchen, bathroom, and bedroom. This is currently being used as a self-contained annex but could be utilized as a gym, bar area, or office.

The property features private lane access, unique to this house and two neighbors,





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Approx. Gross Internal Area 398.2 sq. metres 4285.9 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.