



## Coopersale Street, Epping, CM16 7QJ

Offers In Excess Of £2,250,000

- Spacious Five Bedroom Detached House
- Nestled Close to Epping High Street Shops, Restaurants & Cafes
- Spacious Reception Room With Log Burner
- Outdoor Swimming Pool, Stables & Option To Extend Subject To Planning
- Arranged Over 3500 sqft & 5 Acres Of Land
- Self Contained Annex & Car Port
- Bespoke Fitted Kitchen With Stone Worktops & Central Island
- Close to Coopersale Hall and St.Nicholas Independent Schools

# Coopersale Street, Epping, CM16 7QJ

Caplen Estates welcomes to the market this well presented five bedroom detached property which is nestled on the borders of Epping and surrounded by stunning views over the West Essex countryside. Close to Epping Town Centre and Central Line Station, providing access into central London within 45 minutes. The development offers a main residence, annexe, car port, swimming pool and much more.

The property has been renovated over time by the current vendors who have resided in the property for 23 years and is set in 5 acres with stables on site, outdoor swimming pool, pool house and tennis court.

On entering the property you are met by a spacious entrance hall with flag stone flooring leading to the main reception room, which also offers a feature fireplace and log burner. The bespoke fitted kitchen/dining room is complete with stone worktops, double butler sink, integrated appliances and access to the gardens. Set within the main house are four double bedrooms; two with en suite shower rooms and ample storage throughout. The principal bedroom also offers an en suite bathroom, fitted wardrobes and views over the landscaped gardens.

Additionally the plot benefits from a large one bedroom annexe with kitchen, shower room, double bedroom and large reception, which is currently utilised as an office. This unique property is available to view immediately, so call our sales team to arrange a viewing.



Council Tax Band: G



Reception Room  
31'2" x 14'1"

Kitchen 1  
26'6" x 23'11"

Kitchen 2  
12'10" x 6'10"

Hall Area  
48'9" x 13'9"

Office  
18'11" x 16'9"

Bedroom 1  
23'7" x 18'8"

Ensuite  
9'10" x 9'7"

Bedroom 2  
18'5" x 14'9"

Ensuite - Shared with Bedroom 5  
9'0" x 7'10"

Bedroom 3  
16'1" x 10'11"

Bedroom 4  
16'2" x 9'0"

Ensuite  
9'0" x 5'7"

Bedroom 5  
14'5" x 9'11"

Ensuite - Shared with Bedroom 2  
9'0" x 7'10"

Bathroom  
7'3" x 5'9"

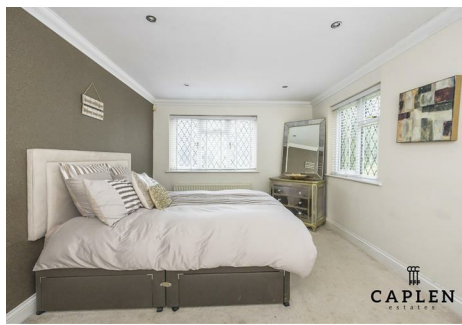




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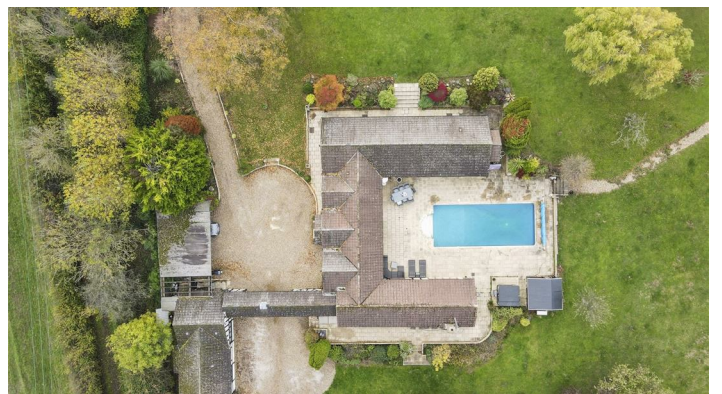
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## Directions

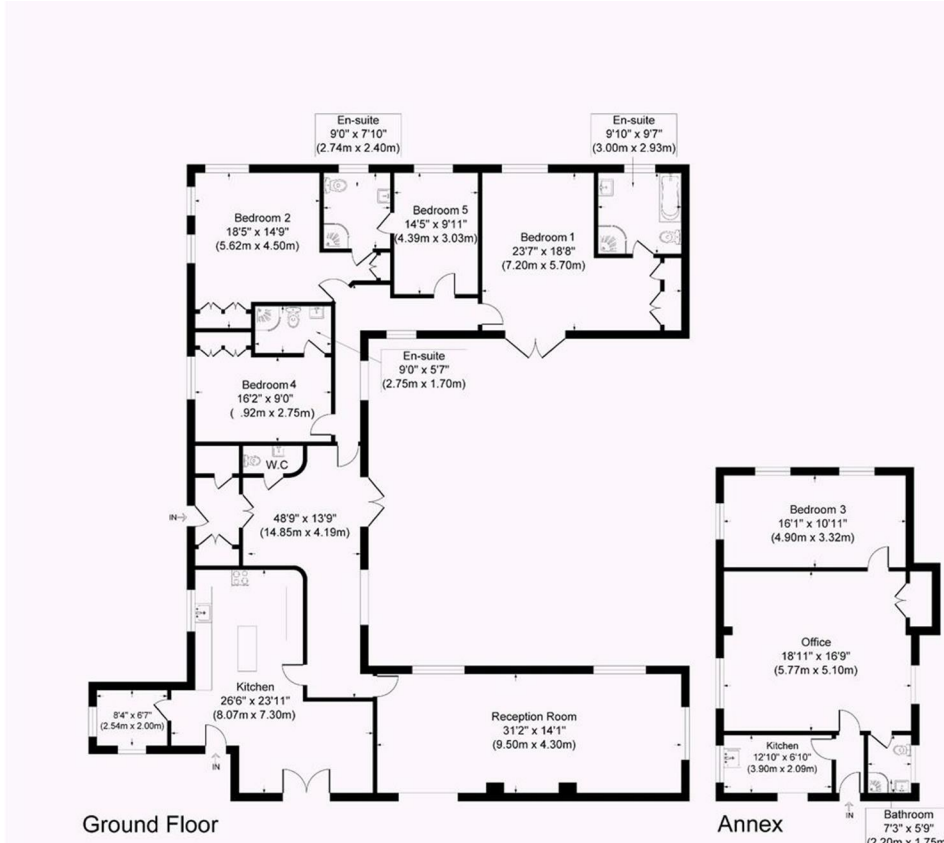
## Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## High Meadow Coopersale Street

Approximate Gross Internal Area  
 Ground Floor = 247.9 sq m / 2669 sq ft  
 Annex = 78.5 sq m / 845 sq ft  
 Total = 326.4 sq m / 3514 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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