



## Honeypot Lane, Upshire, EN9 3SG

Asking Price £1,500,000

- Development Opportunity
- Planning for Two Further Dwellings (Expired)
- Close to Transport Links M25/M11
- Six Bedroom Family Home
- Set on 7 Acres
- Rare Purchase



# Honeypot Lane, Upshire, EN9 3SG

Caplen Estates welcomes to the market a rare opportunity to purchase a stunning development opportunity set over 7 acres, offering a Grade II family home and planning consent (Lapsed) for two further dwellings. Situated in Upshire, Essex, the property located close to transport links with the M25 and M11 close by.

The main house is Grade II listed and arranged over three floors and offers nearly 3,000sqft of living space. The ground floor has three reception rooms and a kitchen/breakfast, a conservatory, utility room and downstairs bathroom. Further accommodation is set over the two upper floors consisting of six bedrooms and a large family bathroom. There is also an outside pool and stables.

The planning details for the two dwellings can be found on Epping Forest planning portal using the reference: EPF/1325/19. The properties are a 2 and 3 bed bungalows. Please do call our office to arrange an appointment.



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Council Tax Band: G



#### Kitchen

5.72 x 4.67 (18'9" x 15'4")

#### Reception Room

6.81 x 5.00 (22'4" x 16'5")

#### Reception Room

5.11 x 4.50 (5.10 x 4.49) (16'9" x 14'9")

#### Dining Room

4.75 x 4.09 (15'7" x 13'5")

#### Conservatory

4.04 x 3.43 (13'3" x 11'3")

#### Bedroom 1

3.25 x 4.90 (10'8" x 16'1")

#### Bedroom 2

4.70 x 4.75 (15'5" x 15'7")

#### Bedroom 3

5.89 x 3.66 (19'4" x 12'0")

#### Bedroom 4

4.80 x 3.02 (15'9" x 9'11")

#### Bedroom 5

3.86 x 2.34 (12'8" x 7'8")

#### Bedroom 6

2.90 x 2.49 (9'6" x 8'2")

#### Bathroom 1

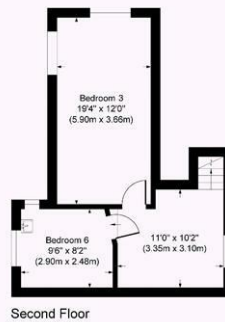
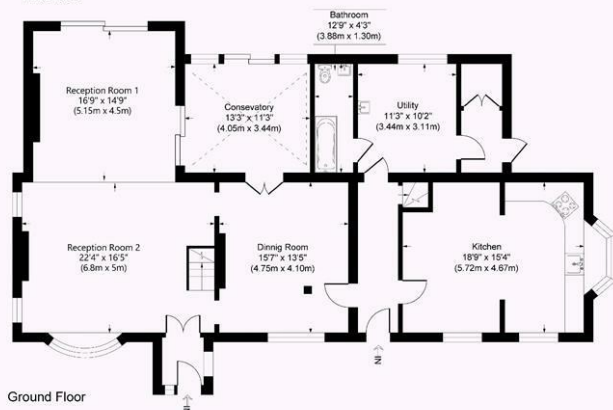
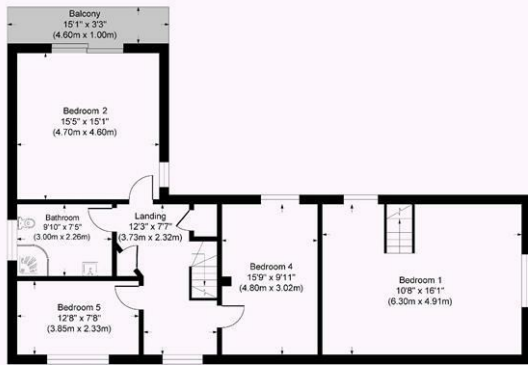
3.00 x 2.26 (9'10" x 7'5")

#### Bathroom 2

3.89 x 1.30 (3.88 x 1.29) (12'9" x 4'3")

#### Utility

3.43 x 3.10 (11'3" x 10'2")



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## Woodgreen Farm, Honeypot Lane

Approximate Gross Internal Area  
Ground Floor = 144.8 sq m / 1559 sq ft  
First Floor = 97.2 sq m / 1046 sq ft  
Second Floor = 36.0 sq m / 388 sq ft  
Total = 278.1 sq m / 2994 sq ft

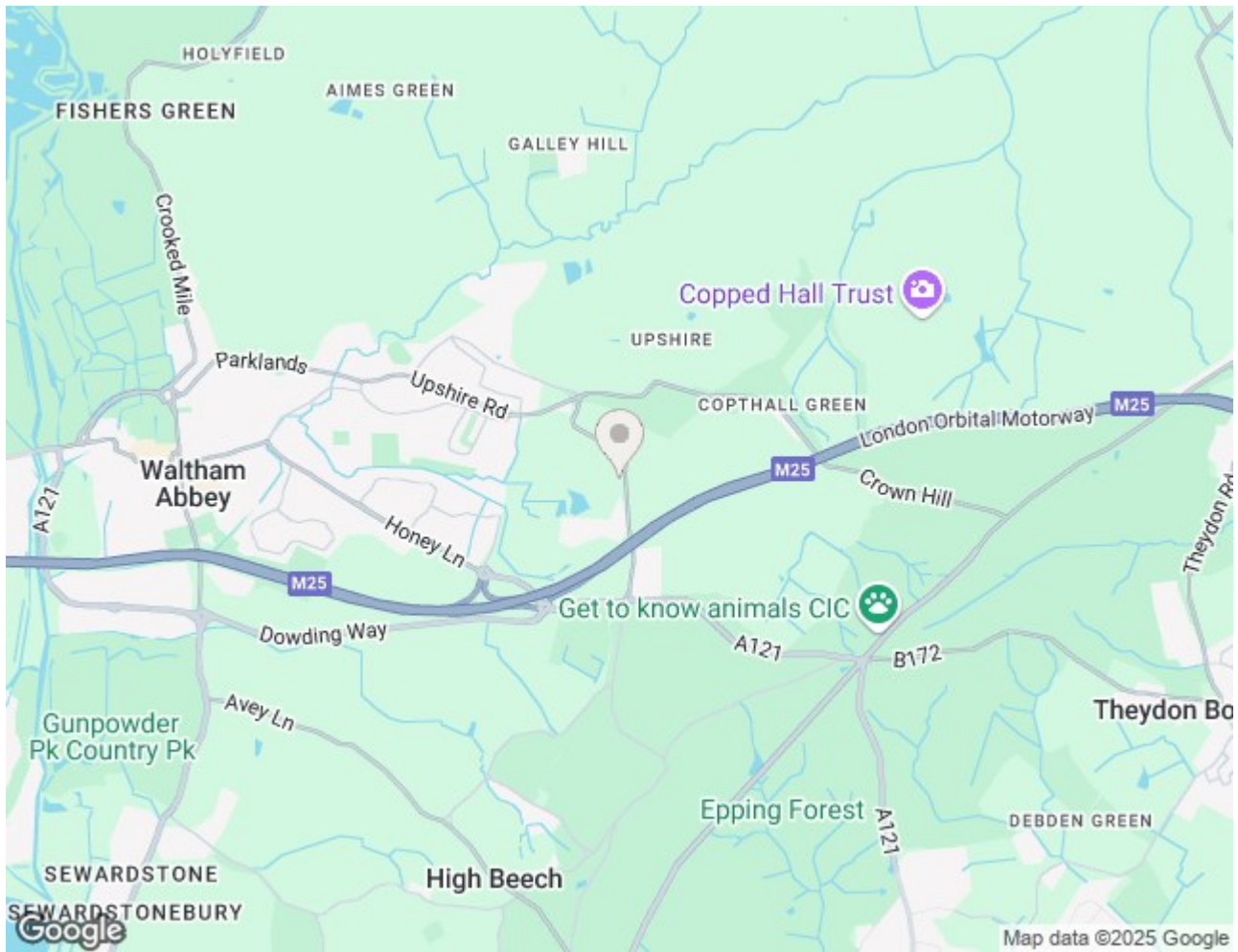
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC Rating:

F

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## Viewings

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