



Coopersale Lane, Epping, CM16 7NU

Guide Price £1,750,000

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- Four Bedroom Georgian Grade II Listed House
- Arranged Over Three Floors
- Set Just Over An Acre (stls), The Garden Is Fully Landscaped With Irrigation & Fountain Feature
- Offered As A Chain Free Purchase
- High Ceilings, Period Features & Fireplaces Throughout
- Bespoke Fitted Kitchen With Quartz Worktops & Separate Utility Room
- Ample Parking For 5 Cars & Nearby Theydon Shops & Central Line Station

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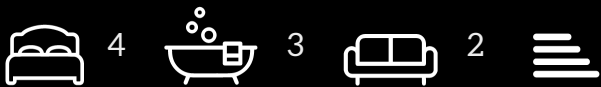
Caplen Estates welcome to the market this exceptional four bedroom Georgian, Grade II listed property, accessed via a private gravel driveway and nestled within the heart of Theydon Garnon. This unique residence dates back to the 1700s which has been updated by the current vendors throughout, retaining its original period features with modern enhancements throughout.

Entering the property you are met by a large entrance hall which provides access to a generous living room; offering high ceilings, original coving, feature fire place with log burner, sash windows and shutters. The bespoke fitted kitchen/dining room is bright & spacious with shaker style units, natural stone work tops, central island with inset range style cooker and space for appliances. You will find a further fireplace with wood burner and access to a south facing terrace. The utility space offers ample storage, space for appliances, butler sink, access to a cloakroom and door leading to the basement, currently used for storage, but could offer a multi use space of wine cellar.

The first floor landing leads to the primary suite which is basked in natural light, situated with south facing views, a stunning bathroom with marble tiling, freestanding bath, twin sinks and walk in wardrobe with fitted furniture. There are three further double bedrooms, one also including an en suite shower room, plus a further stylish shower room.

There is no doubt that the "jewel" of this fantastic property is the mature south facing landscaped garden, with a large terrace, BBQ area, green lawn, array of beautiful flowers and pond with feature water fountain. There is a septic tank, LPG gas & small service charge of £500 per annum.

Accessible to London within 30 mins via Theydon Bois Central Line Station, M11 & M25 Motorway, Offers you a private Oasis within easy reach. To note the property also consist of planning consent for a further primary suite.



Council Tax Band: G



Entrance Hall

Living Room

20'4" x 18'1"

Kitchen Dining Room

19'6" x 26'2"

Utility Room

WC

Primary Suite

19'6" x 17'3"

Ensuite Bathroom

Walk in Wardrobe

Bedroom Two

20'2" x 25'5"

Main Shower Room

Bedroom Three

12'9" x 16'11"

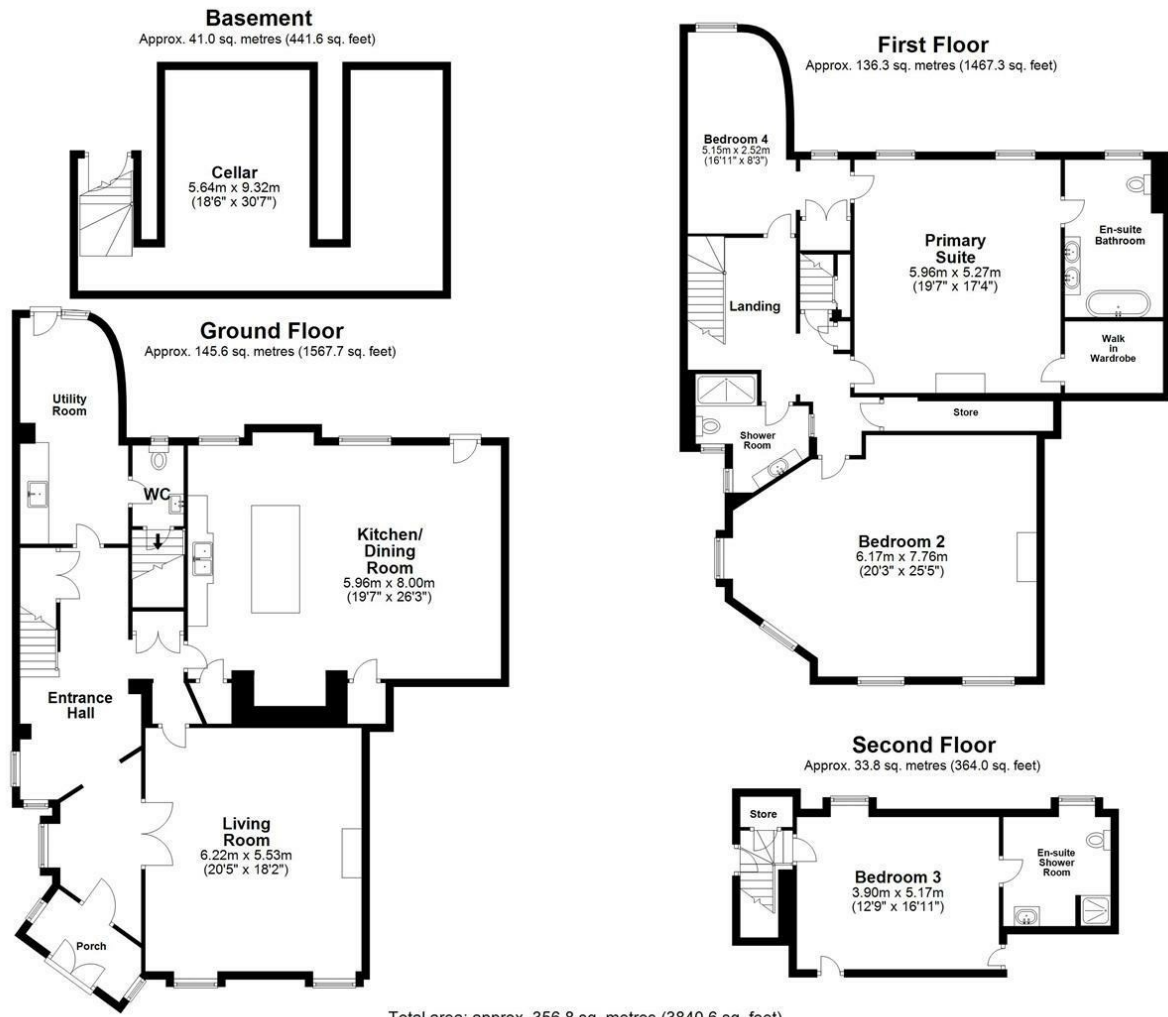
En-Suite Shower

Bedroom Four

16'10" x 8'3"

Cellar

18'6" x 30'6"

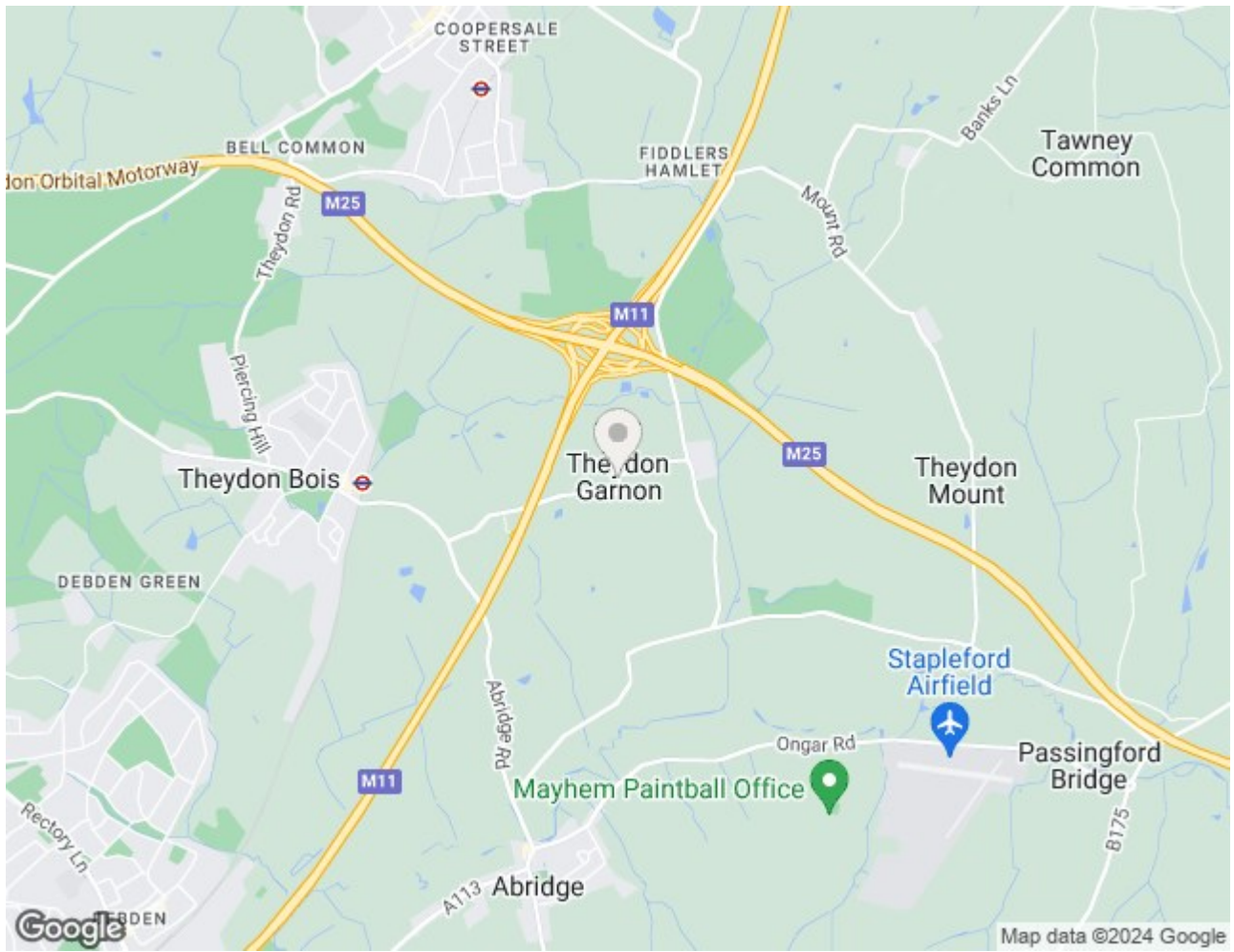


Total area: approx. 356.8 sq. metres (3840.6 sq. feet)

Theydon Priory







Council Tax Band

G

Viewings

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