



Fiddlers Hamlet, CM16 7PG

Asking Price £1,895,000

- Unique Five Bedroom Detached House
- Stunning Orangery
- Four Luxury Bathrooms
- Good Access To Both Epping Central Line Station & M25, Leading To The M11
- Accommodation Arranged Over 3734 sq ft
- Gated with Oak Frame Car Port
- Mature Wrap Around Gardens
- Close Proximity to Coopersale Hall, Ivy Chimneys & Theydon Bois Schools

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Caplen Estates welcomes to the market this wonderful detached house, located within the picturesque village of Fiddlers Hamlet, Epping. Home Farm House is accessible via electric gates onto a sweeping driveway and has a three car oak cart barn set within beautiful gardens that surround the home. The property is within a few minutes drive to Epping Town Centre and offers great transport links close by.

The property is set over three floors offering an impressive 3734sqft. The ground floor boasts four reception rooms and a kitchen/breakfast room, plus cloakroom and utility. The kitchen/breakfast room is truly stunning, a bespoke wooden kitchen with granite worktop, AGA oven, built in Miele appliances to include; coffee machine, oven, microwave, dishwasher, additional induction hob, plus space for an American Fridge Freezer. The kitchen/diner flows through to a bright and airy Orangery with underfloor heating and really is the heart of the home with double doors leading to an outdoor terrace area, perfect for alfresco dining. On the upper floors you are greeted by five bedrooms and four stunning bathrooms.

On the first floor you will find a master suite complete with dressing area and ensuite, a second bedroom with ensuite, two further large double bedrooms and a family bathroom. The second floor has a large bedroom and ensuite, benefiting from exposed lime washed beams and Velux skylight windows. Outside you have a wonderful paved seating/dining area, a wooden pergola, stunning lawn and is surrounded by mature shrubs, trees and planting - this home is truly stunning, and an early viewing is highly recommended.



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4



4



D

Council Tax Band: G



Dining Room

4.83m x 4.83m (15'10 x 15'10)

Formal Living Room

6.76mx5.82m (22'2x19'1)

Entertainment Room

4.95mx4.90m (16'3x16'1)

Family Room

4.09mx3.89m (13'5x12'9)

Kitchen

22.8 x 19.11 (74'9" x 62'8")

Breakfast Room

4.98mx2.84m (16'4x9'4)

Utility Room

3.07mx1.83m (10'1x6)

Cloakroom

3.18mx2.39m (10'5x7'10)

Master Bedroom

4.57m.1.22mx4.57m.1.52m (15.4x15.5)

Dressing Area

3.12mx4.70m (10'3x15'5)

Ensuite

3.68mx2.44m (12'1x8)

Walk in Wardrobe

1.45mx 1.02m (4'9x 3'4)

Walk in Wardrobe

1.45mx1.02m (4'9x3'4)

Bedroom Three

4.78mx4.50m (15'8x14'9)

Bedroom Two

4.83mx3.30m (15'10x10'10)

Ensuite

2.03mx1.32m (6'8x4'4)

Bedroom Four

4.32mx3.84m (14'2x12'7)

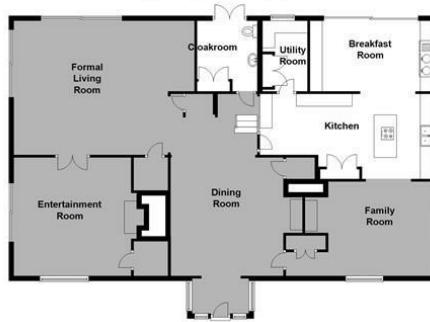
Walk in Wardrobe

1.47mx1.35m (4'10x4'5)

Bathroom

9'6 x 7'5 (29'6""19'8" x 22'11""16'4")

Ground Floor
 Approx. 175.9 sq. metres (1895.5 sq. feet)



First Floor
 Approx. 123.4 sq. metres (1328.5 sq. feet)



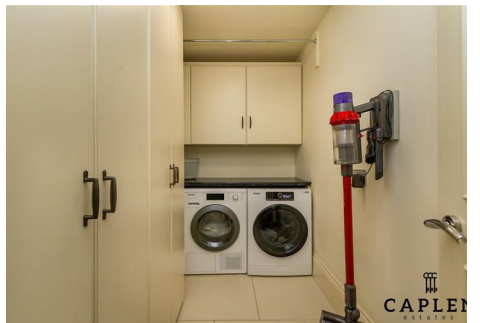
Second Floor
 Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 346.9 sq. metres (3734.3 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

G

Viewings

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