

# Brook Barn Epping Lane

Stapleford Tawney, Romford

\*£2,200,000 - £2,300,000\*. Welcome to Brook Barn, an exceptional home nestled within approximately 2 acres of beautiful grounds on the outskirts of Epping and Theydon Bois.

Council Tax band: F

Tenure: Freehold

- Over 4200sqft inc outbuilding and garage
- Plot of circa 2 acres (STLS)
- Short Drive to Epping and Theydon Bois central line stations
- Four double bedrooms plus four bathrooms
- State of the art Home Cinema
- Wine cellar
- Car lift
- Entire Property (including garage and grounds) has high end security inc. CO





**Entrance hall and wine cellar**  
10' 7" x 11' 10" (3.23m x 3.61m)

**Study**  
6' 10" x 16' 9" (2.08m x 5.11m)

**Bedroom**  
10' 9" x 18' 2" (3.28m x 5.54m)

**Ensuite**

**Downstairs WC**

**Utility Room**  
7' 6" x 6' 9" (2.29m x 2.06m)

**Kitchen**  
18' 2" x 18' 2" (5.54m x 5.54m)

**Dining Room**  
13' 10" x 18' 2" (4.22m x 5.54m)

**Living Room**  
18' 5" x 18' 2" (5.61m x 5.54m)

**Bedroom**  
13' 10" x 13' 7" (4.22m x 4.14m)

**Ensuite**

**Bedroom**  
10' 9" x 18' 2" (3.28m x 5.54m)

**Ensuite**

**Bedroom**  
18' 2" x 25' 10" (5.54m x 7.87m)

**Ensuite**

**Outbuilding**

**Kitchen/Living Room**  
27' 8" x 13' 2" (8.43m x 4.01m)

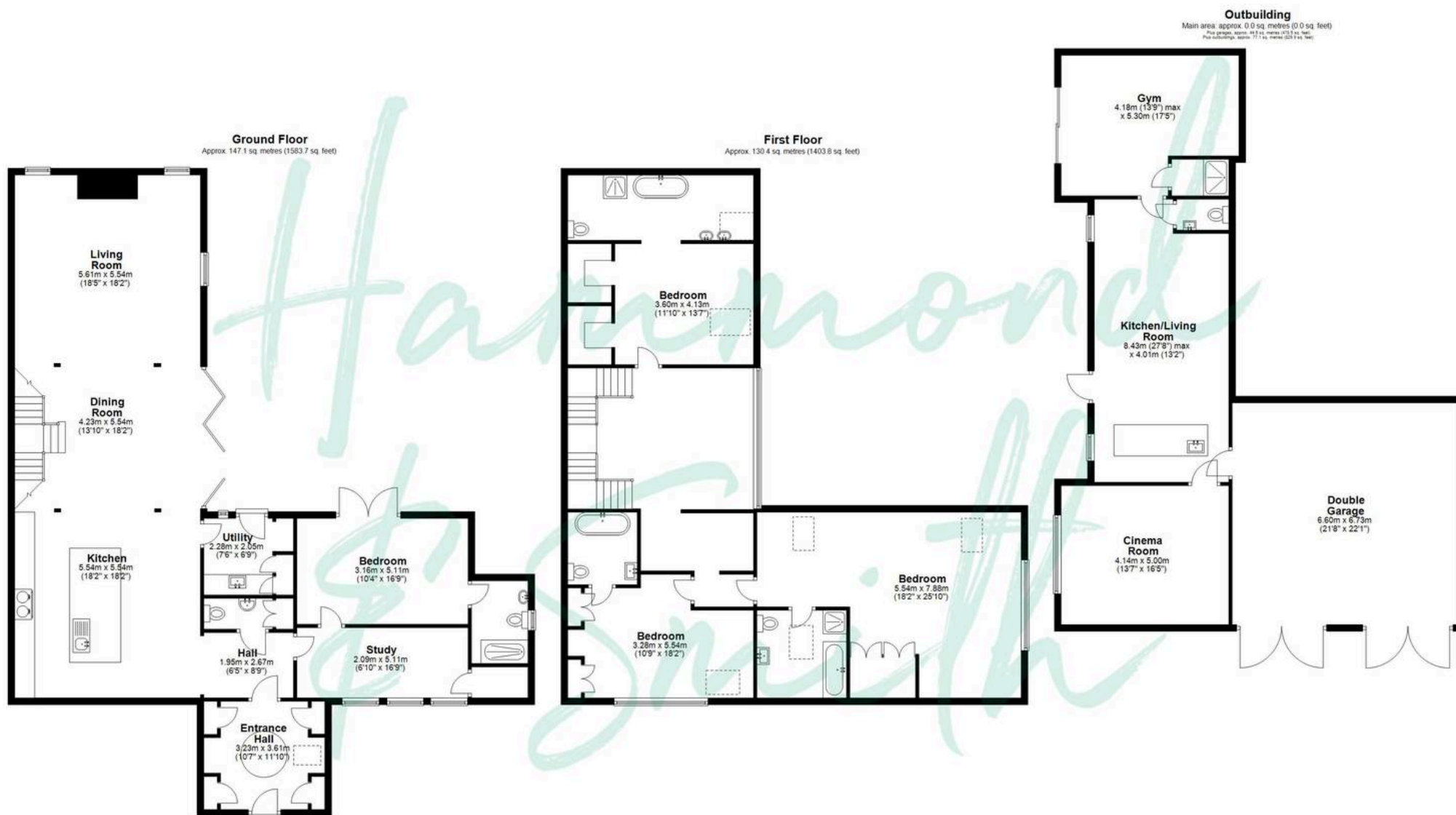
**Gym**











Main area: Approx. 277.6 sq. metres (2987.6 sq. feet)  
Plus garages, approx. 44.5 sq. metres (478.5 sq. feet)  
Plus outbuildings, approx. 77.1 sq. metres (829.9 sq. feet)

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