



Ivy Chimneys Road, Epping, CM16

BUTLER & STAG



**Broadbanks is an elegant collection of just 3 luxury detached homes, the first development of its kind for many years in this exclusive location, set in Ivy Chimneys - Epping on the edge of Epping Forest.**

**Epping is one of the principal market towns of the area, occupying a convenient situation, about 5 miles from junction 7 of the M11 and a similar distance from the M25 London Orbital Motorway. As well as having a comprehensive range of social, recreational and educational facilities, Epping is also on the London Underground system (Central Line).**



## **Freehold**

# **Prices From £1,600,000**

The striking six-bedroom homes are set across three floors, commencing with an inviting entrance hall with an elegant art-deco-style staircase.

With bespoke cabinetry - incorporating Neff appliances - the kitchen is equipped to the most luxurious specification, with a larder, breakfast station, and central island enhancing this sociable space. Beyond the kitchen you will find a large utility and boot room, boasting the same impressive, handmade cabinetry.

These sublime homes enjoy plentiful family accommodation, providing a spacious reception room, studies, six bedrooms and four bathrooms.

On the first floor, the master bedroom enjoys a dressing area and en-suite, with a further three bedrooms and two bathrooms found on this floor.

The second (top) floor hosts two further spacious bedrooms and a bathroom but can be adapted for multiple uses including a cinema room.

Covered parking is provided on two of the houses by a double garage, with additional parking to a private driveway.

Interiors are stylishly curated and professionally designed to provide a luxurious pallet of colours and craftsmanship.

Broadbanks is situated midway between the neighbouring towns of Epping and Theydon Bois which each have a central line tube station and an extensive range of shops, bars and restaurants. There are several well-regarded state and private schools within a few miles and pick-up points to popular schools further afield.

Agents Note - The houses are due to be completed in February 2024, with viewings ready



## Plot 1 Broadbanks

Approx. Gross Internal Area 346.6 Sq M ( 3730.9 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.