



Mount End, Epping, CM16

BUTLER  STAG



**GUIDE PRICE £1,500,000-
£1,600,000**

**One of just two luxuriously
specified and discreetly
positioned homes set behind
secure automated gates,
offering serene countryside
living within this picturesque
development in prime Mount
End.**



Freehold

Asking Price £1,500,000

Passingford Barn and Lessington Barn are newly-constructed, four bedroom detached executive homes, offering a gross internal area of approximately 2922 sq.ft. and 2836 sq.ft. respectively.

Here we introduce 'Lessington Barn', a striking detached home set across two floors with an emphasis on luxury and providing breath-taking views of the countryside. Approached via a shared shingled driveway, and commencing with a grand entrance hall leading to the extensive living space.

The internal specification is beyond compare, with a remarkable kitchen and cabinetry, including media walls to the principal areas, dressing room to the principal suite, as well as elegant tiling to the en-suite and Roca sanitaryware. The current layout provides four luxury bedroom suites, each en-suite facilities.

The kitchen incorporates a full range of Siemens appliances and is equipped to the highest of specifications, with a breakfast station, and a central island enhancing this sociable space. Beyond the kitchen you will find a large utility/boot room, boasting the same impressive cabinetry.

This sublime home enjoys plentiful family accommodation, providing enormous living space with feature fireplace including formal lounge and a dining area which are open-plan to the kitchen, with two sets of bi-folding doors providing access to the gardens.

Ample parking is provided to the side and rear, with ample space for several vehicles and a EV charging point.

Despite its rural setting, Lessington Barn is very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Theydon Bois Station is also 2 miles away with London Underground (Central Line)



Lessington Barn

Approx. Gross Internal Area 263.5 sq. metres (2836.4 sq. feet)

BUTLER & STAG



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
© @modphoto.uk www.modphoto.co.uk

Prepared on behalf of Butler & Stag
Land and New Homes

If you have any further questions
please don't hesitate to contact us on
the details below

BUTLER & STAG

☎ 020 4542 2999

🏠 Unit 6 Buckingham Court Rectory Lane, Loughton,
Essex. IG10 2QZ

✉ enquires@butlerandstag.com

www.butlerandstag.uk

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.