

Daniel  
Frank





# Ivy House Coopersale Lane Theydon Bois, Epping, CM16 7NT

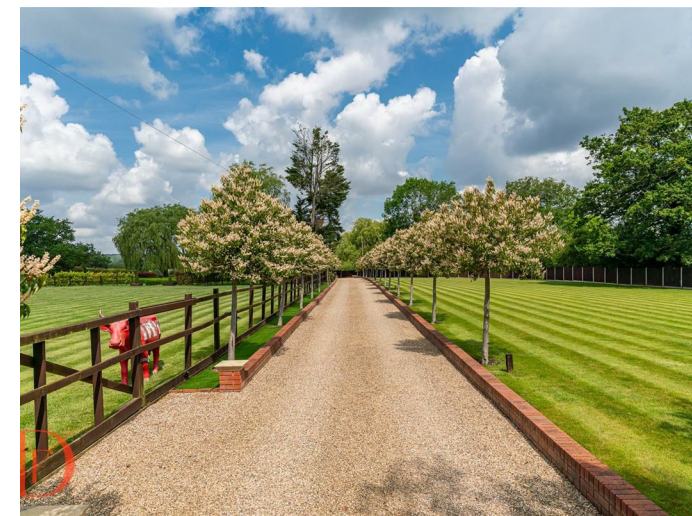
Built in 2018, this exceptional six-bedroom residence, completed to an extremely high standard, presents a unique opportunity to acquire a magnificent family home. Set on nearly four acres of gated, beautifully landscaped grounds, this property offers unparalleled luxury and privacy.

The property is approached via a long, tree-lined driveway, leading to beautifully manicured grounds featuring a pond, fountain, and wonderful far-reaching views. There is ample parking for multiple vehicles, and the property is immaculately kept both externally and internally.

The basement features high ceilings and includes a spacious hallway with elegant wine storage, a cinema room perfect for movie nights, and a fully equipped gym. There is also a double bedroom with a modern en-suite shower room, a guest cloakroom, and two utility rooms along with an additional storage room.

On the ground floor, the grand entrance hall boasts a feature glass floor overlooking the basement. The large living room with bi-folding doors opens to the garden and the dining room is perfect for family meals and entertaining. The modern fitted kitchen includes a breakfast bar and top-of-the-range integrated appliances, with bi-folding doors that open

**Tenure** Freehold  
**Council** Epping Forest



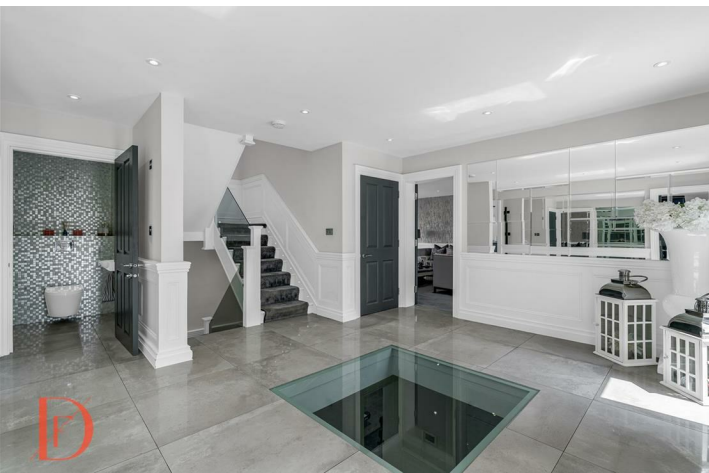


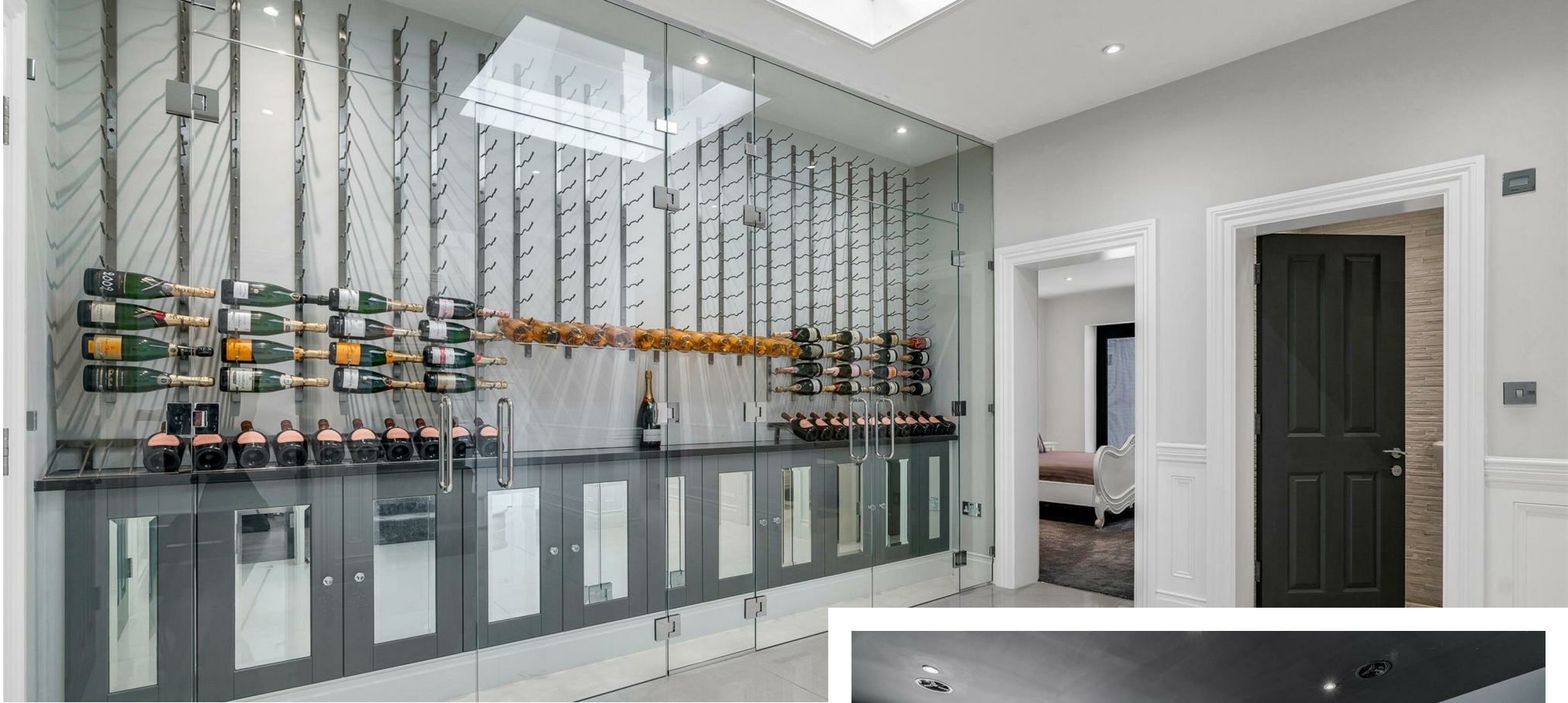
to spectacular far-reaching views. There is also a guest cloakroom and a home office, ideal for remote work or studying.

The first floor features an impressive landing with bi-folding doors overlooking the front garden. There are four double bedrooms, each with fitted wardrobes and en-suite bathrooms. The second floor includes an additional bedroom with a walk-in wardrobe and a modern bathroom.

The house is alarmed and has an essential laser beam system installed. The front driveway grass, back grass and all planting has an irrigation water sprinkler system installed.

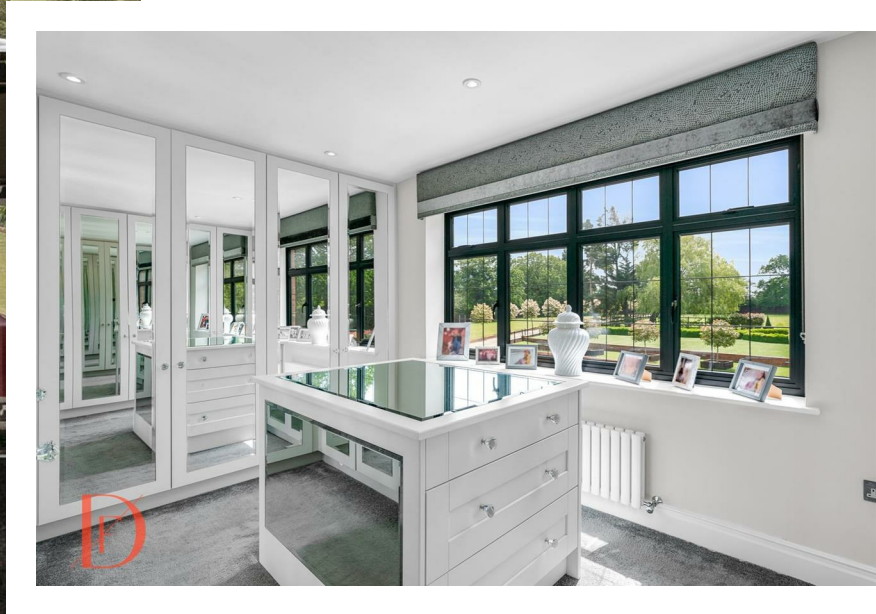
The property is located under a mile away (just three minutes by car) from Theydon Bois Central Line station providing easy access into The City and West End.



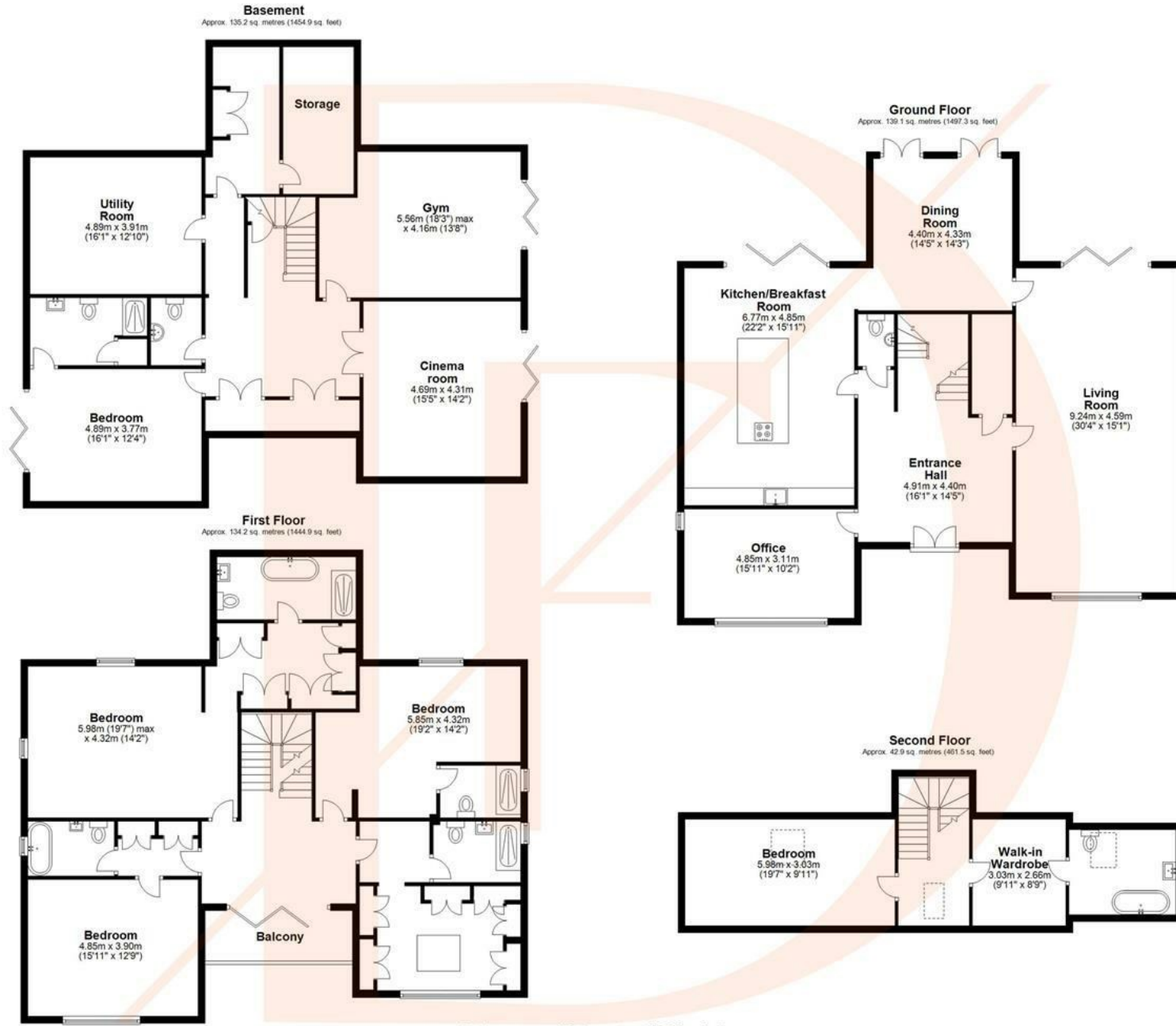


Your Next Chapter





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Total area: approx. 451.4 sq. metres (4858.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## WHY THEYDON BOIS?

Theydon Bois is an incredibly popular village with a good selection of local amenities including a variety of shops, pubs and restaurants. Theydon Bois Central Line Station provides easy access into The City and West End. Liverpool Street is approximately a 37-minute journey by train. There is a typical village green complete with a duck pond, a park and a well-regarded golf course. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. Epping Forest provides vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The M25 and M11 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            | <b>88</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

