

Daniel  
Frank







## Woodgreen Farm Honeypot Lane Upshire, EN9 3SG

A rare and exceptional opportunity to acquire a stunning Grade II listed farmhouse, set on approximately 7 acres (sts) of picturesque land in Upshire, Essex. This unique property offers significant development potential, with planning consent for two additional dwellings—a 2-bedroom and a 3-bedroom bungalow—making it perfect for multi-generational living or versatile investment opportunities.

**Main Residence:** The charming farmhouse spans nearly 3,000 square feet across three floors, boasting timeless character and ample living space. The ground floor features three spacious reception rooms, a kitchen/breakfast area, a conservatory, a utility room, and a convenient downstairs cloakroom. The first floor offers four generously sized bedrooms and a large family bathroom, while the top floor completes the accommodation with two additional bedrooms.

**Grounds & Additional Features:** The estate's grounds include a large patio area, a swimming pool, and stables, offering endless possibilities for outdoor enjoyment and equestrian pursuits. The property also benefits from substantial road frontage, with a paddock to the rear, further enhancing its appeal and potential.

**Location & Accessibility:** Situated moments from the M25 and M11 motorways, this property is ideally located for easy access to transport links, making it convenient for commuting and travel. Epping Forest is on your doorstep and Loughton, only 3 miles away, this countryside retreat provides both seclusion and accessibility.

**Planning & Development:** Planning details for the two additional dwellings can be found on the Epping Forest planning portal under the reference: EPF/1325/19. These single-storey bungalows offer an exceptional opportunity for those seeking to expand or develop this unique estate.



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





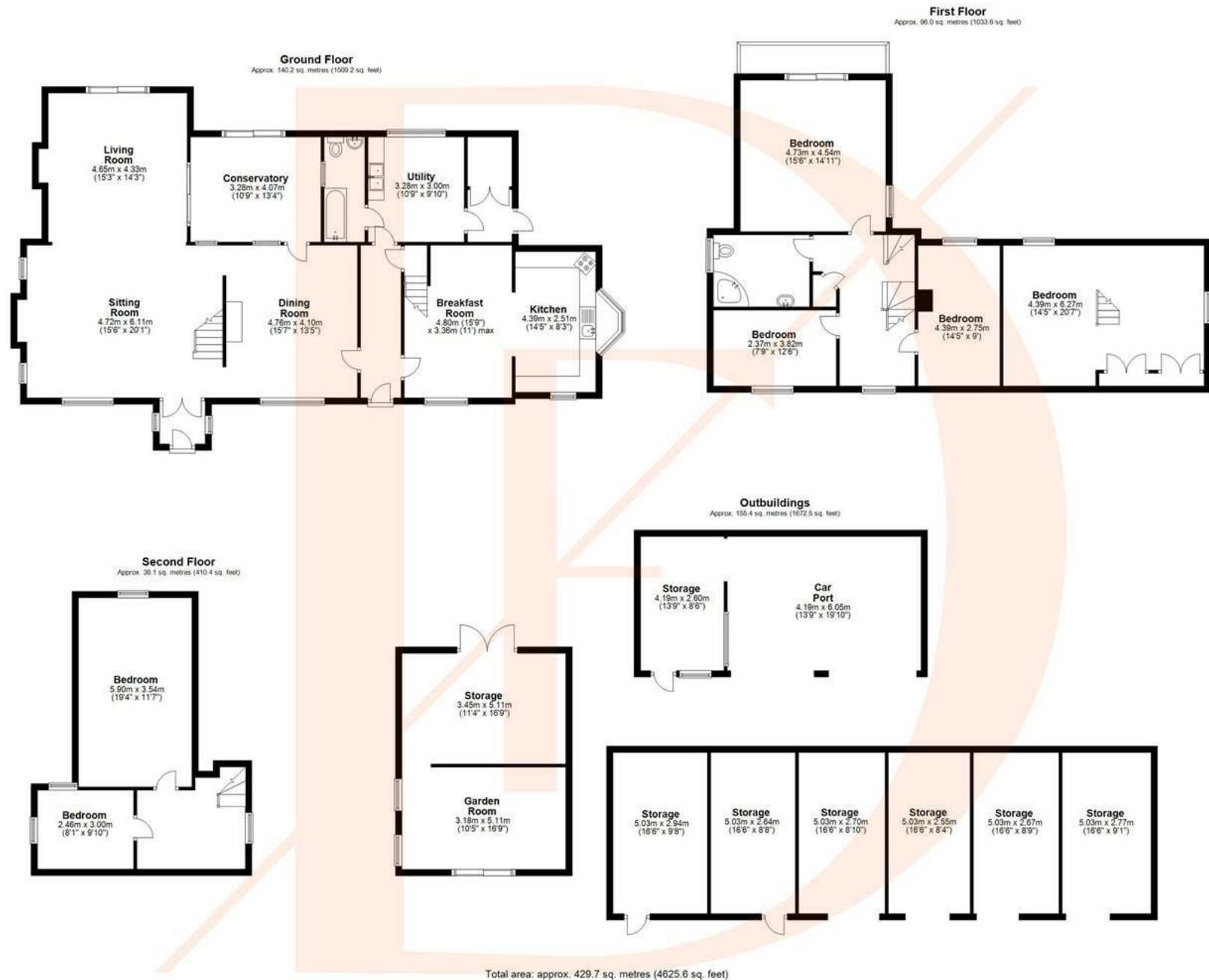
Your Next Chapter





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Total area: approx. 429.7 sq. metres (4625.6 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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