



Lake View, Gaynes Park Coopersale Street, Coopersale

Guide price £6,650,000

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PRIME PROPERTY AGENT

A modern masterpiece set In a gated development

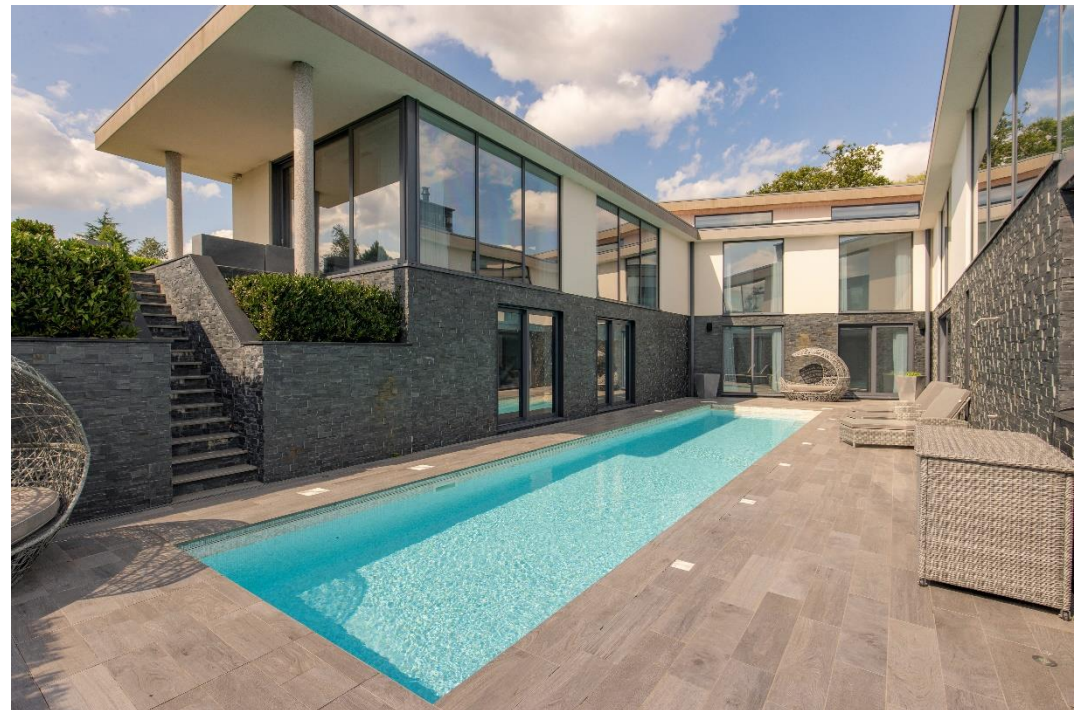
Lake View is a new luxury development of 5 contemporary houses within a gated development of 12 acres in total.

- 12 car garage
- Heated swimming pool
- Only 2 miles from Epping
- Sauna, steam room and gym
- Set in a 12 acre gated community
- Modern design
- Set in 1.19 acres
- Air conditioned

Finished to the highest standards, exceptional living and entertaining accommodation. Designed and completed to the highest possible standard and specification, the overwhelming impact on entering is one of space and light with views of the City. Lake View is fully air conditioned, triple glazed and all bathrooms are fitted with Pocelanosa fittings.

Ground Floor Consists of:- Entrance hall with glass staircase to first floor, 2 double bedrooms with en-suite bathrooms, cinema room, spa with sauna and steam room, gym, internal courtyard, study, WC, utility room, store room, 12 car garage with secure electric shutter and plant room.

First Floor Stairs leads to:- 69" long reception room with triple aspect leading to wrap around terrace. Open plan kitchen/dining room with Gaggenau, Siemens and Miele appliances, main suite with dressing area and dressing room, en-suite bathroom with roll top bath and shower and his and hers basins, 2 further double bedrooms with en-suite bathrooms, WC. Gardens & grounds. There are balcony and terraces to enjoy far reaching views of the City. Outdoor heated swimming pool. The gardens have been meticulously set, with mature trees, laid lawn, laurel hedging and overlooking the central lake.





Gaynes Park occupies a delightful elevated position just outside Epping Town Centre where there is a comprehensive range of shops, bars, restaurants and several well regarded state and private schools are within easy reach.

Transport links are excellent with a tube station, over ground station, Stansted airport and motorways within a few miles.

Lake view is a luxury development of 5 houses which are gated inside the Gaynes Park gated development. Despite its rural setting, Lake View 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. Epping Station is also 2 miles away with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf from 43 minutes (Central and Jubilee Line).

Epping is an historic market town, popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages.

The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre. There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools. A little further afield boarding is available at Brentwood School, Harrow, Felsted and Bishop's Stortford College.

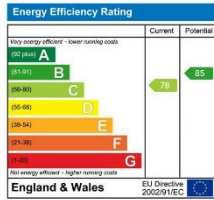








Approximate Floor Area = 958.5 sq m / 10317 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76808

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements