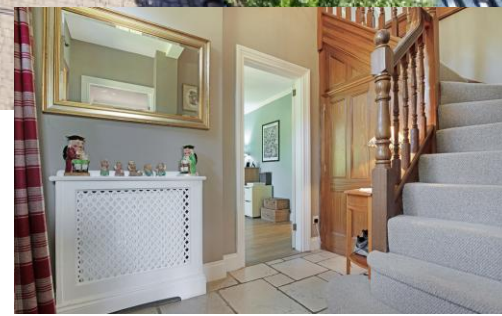


Stevenette



42 Brickfield Cottages

Theydon Mount, Epping, Essex, CM16 7PW

£975,000

# PROPERTY FEATURES

---

- Semi-Detached Period House
- Detached Annexe
- Hardwood Double Glazing
- Wood Burning Stove
- Integrated Media
- Oil Central Heating

## FULL DESCRIPTION

---

A delightful country home that exudes character and quality having been extended in the relatively recent past to create extremely well-proportioned family accommodation. The house has the extra benefit of a detached ANNEXE that allows for self-contained living and has numerous options including getting the perfect live/work spaces. The cottage stands within a cluster of attractive homes just opposite the grounds of Hill Hall and amongst some of the most picturesque countryside in the area.

The market town of Epping with its great range of cafes, restaurants and shops as well as its Central line station (Liverpool Street approx. 45 mins) lies just approx. 2 1/2 miles/ 5 minutes drive away.

### GROUND FLOOR

#### ENTRANCE HALL

An impressive half-turn staircase with hardwood balustrades leads off with cupboard below.

#### SITTING ROOM

**17' 8" max x 11' 11" (5.38m x 3.63m)**

Measured into the bay window. A timber-burning stove sits within a stone surround.

#### DINING ROOM OR STUDY

**12' 1" x 11' 1" (3.68m x 3.38m)**

#### DAY KITCHEN

**17' 9" x 15' 6" (5.41m x 4.72m)**



## PANTRY

## UTILITY ROOM

7' 11" x 4' 6" (2.41m x 1.37m)

## WC

## FIRST FLOOR

## LANDING

Large built-in airing cupboard.

## BEDROOM 1

19' 7" max x 11' 11" (5.97m x 3.63m)

## EN-SUITE SHOWER & WC

12' 4" x 5' 0" (3.76m x 1.52m)

## BEDROOM 2

11' 2" x 9' 1" (3.4m x 2.77m)

## BEDROOM 3

12' 3" x 7' 10" (3.73m x 2.39m)

Measured into a full bank of fitted wardrobes.

## BATHROOM, SHOWER & WC

10' 0" x 7' 3" (3.05m x 2.21m)

## EXTERIOR

The house is approached over a length of driveway providing excellent parking. To the front is a delightful cottage garden laid to lawn with planted borders and the oil storage tank is concealed within a fenced enclosure.

A gated path leads to the side of the house and opens to the rear garden which is laid to lawn with a variety of attractive planting and various sitting areas.

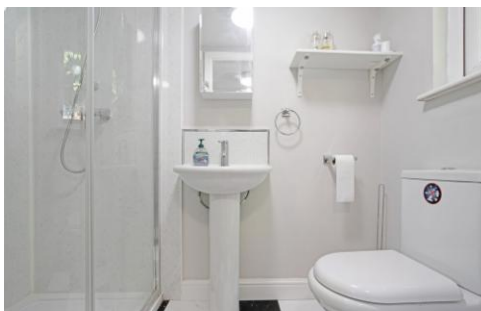
## ANNEXE

## GROUND FLOOR

## ENTRANCE AREA

Staircase leading off and open to:





## **SITTING ROOM AND KITCHEN AREA**

**18' 8" x 8' 0" avg (5.69m x 2.44m)**

## **SHOWER & WC**

**7' 2" x 4' 1" (2.18m x 1.24m)**

Macerator WC, shower cubicle and hand basin.

## **FIRST FLOOR**

### **ANNEXE BEDROOM AREA**

**18' 9" x 6' 7" (5.72m x 2.01m)**

Sloping ceilings with skylights and measured at approx. 1.5m head-height in areas of limited ceiling height.

## **SERVICES**

Mains water and electricity services are understood to be connected. Central heating and hot water is provided by an oil-fired boiler.

Drainage is provided by a septic tank shared between this property and three of its neighbours and this tank is understood to be positioned on the opposite side of the road.

No services or installations have been independently tested by the agent.

## **BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.

## **COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

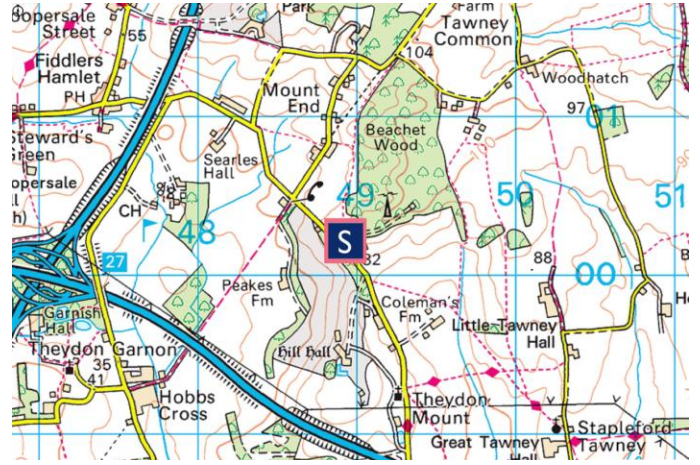
## **TENURE**

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## **SCHOOL PRIORITY ADMISSIONS AREA**

The property stands in the Priority Admissions Area for Coopersale and Theydon Gamon C of E Primary School and Epping St John's Senior School.

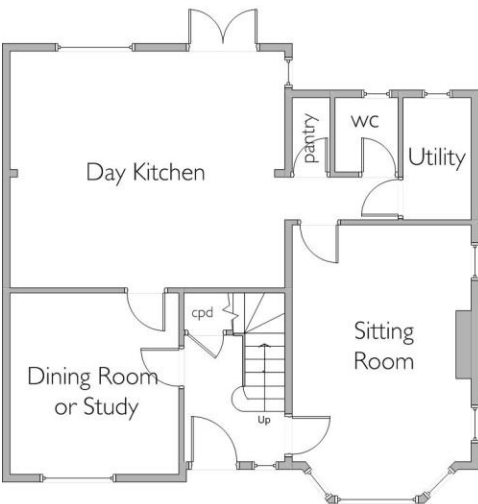




EPC TBC

Gross Internal Floor Area House: Approximately 1501 sq.ft. / 139 sq.m.  
 Gross Internal Floor Area of Annexe (using measurements taken at 1.5m headheight in areas of sloping ceilings): Approximately 352 sq.ft / 33 sq.m.

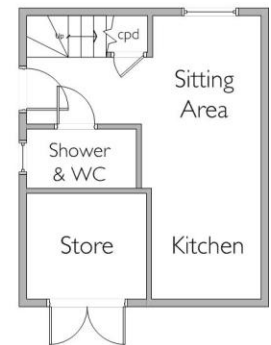
Total combined: Approximately 1853 sq.ft. / 172 sq.m



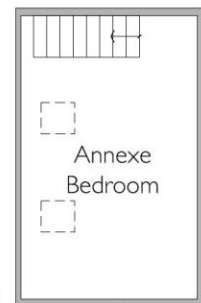
GROUND FLOOR



FIRST FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR

**PROPERTY PEOPLE PROFESSIONALISM**

5a Simon Campion Court  
 232-234 High Street  
 Epping  
 Essex  
 CM16 4AU

[www.stevenette.com](http://www.stevenette.com)  
[enquiries@stevenette.com](mailto:enquiries@stevenette.com)  
 01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements