

Stevenette



2 The Hall Barns
Copped Hall, Epping, Essex, CM16 5HH

£1,200,000

PROPERTY FEATURES

- Brick Barn Conversion
- Oil Central Heating
- 4 or 5 Bedrooms
- Double Glazing
- Approx 2500 sq.ft
- Parkland Position

FULL DESCRIPTION

Anyone who has been lucky enough to enter the gated grounds of the former Copped Hall Estate will know what a special place this location is. The landmark Hall itself stands towards the centre of acres of rolling greenery interspersed by pockets of woodland and a select group of homes - just 22, we understand, served by the 1.5 miles or so length of private driveway that emerges at the southern end of Epping High Street where it bounds Epping Forest. The brick barns of Hall Farm were converted in the 1990s to create a development of just three distinguished homes positioned around the former stable yard. This substantial and spacious house offers versatile 4 (potentially 5)-bedroom accommodation with 3 distinct reception rooms. On the West side of the house is a lovely walled garden estimated to extend to around 1/4 acre and there are far-reaching country views to be enjoyed from various points within the Estate. This really is a home from which to enjoy the four seasons.

GROUND FLOOR

ENTRANCE HALL

Built-in cloaks cupboard.

LIVING ROOM

20' 0" x 16' 2" (6.1m x 4.93m)

An open fire sits within a handsome inglenook fireplace.

SITTING ROOM

13' 9" x 11' 4" (4.19m x 3.45m)

KITCHEN/BREAKFAST ROOM

19' 8" x 14' 11" (5.99m x 4.55m)

An oil-fired Aga forms a focal point of the room.



CONSERVATORY & DINING

20' 6" x 11' 0" (6.25m x 3.35m)

UTILITY ROOM

6' 7" x 5' 9" (2.01m x 1.75m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

20' 0" x 12' 4" (6.1m x 3.76m)

EN-SUITE BATHROOM

11' 3" x 6' 11" (3.43m x 2.11m)

DRESSING AREA

6' 11" x 6' 5" (2.11m x 1.96m)

BEDROOM 2

15' 10" x 13' 9" (4.83m x 4.19m)

BEDROOM 3

14' 6" x 12' 4" (4.42m x 3.76m)

POTENTIAL BEDROOM 4

13' 3" x 12' 0" (4.04m x 3.66m)

BATHROOM

8' 9" x 7' 10" (2.67m x 2.39m)

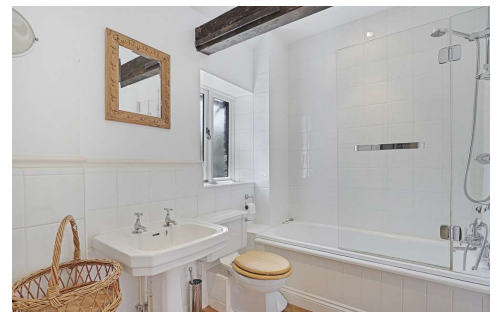
BEDROOM 5

14' 8" x 7' 5" (4.47m x 2.26m)

EXTERIOR

The Copped Hall Estate lies behind electrically-operated gates and a private road leads through the Hall's parkland with various homes along its length. Standing behind a front garden area of lawn, The Hall Barns is a conversion creating just three distinct homes arranged around a paved courtyard area that provides ample parking areas.





Accessed from the Dining/Conservatory, an arched pathway leads to the walled garden which is approximately 1/4 acre and laid to lawn with various sitting areas and well established borders, beds and shrubs.

GARAGE

17' 7" x 12' 4" (5.36m x 3.76m)

The garage is positioned across the courtyard from the house.

SERVICES

Mains electricity and water services are understood to be connected. Drainage is provided by a private klargester system shared between this and four other properties. No services or installations have been tested.

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 'G'.

TENURE

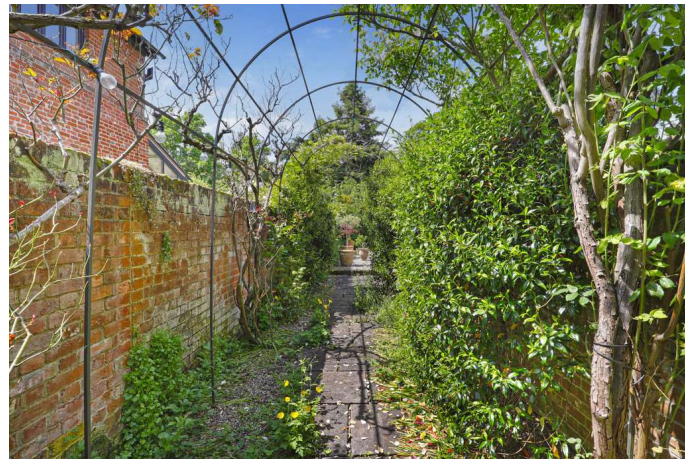
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SCHOOL CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Upland CofE School and Epping St John's Senior School.

SERVICE CHARGES

The owners of the properties contribute towards maintenance of the private drive and gates - the current payment is understood to be in the region of £1500 per year. Payment is also made for the maintenance of the private drainage system. This is invoiced on an ad-hoc basis.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



PROPERTY PEOPLE PROFESSIONALISM

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