

Stevenette



3 The Hall Barns

Copped Hall, Epping, Essex, CM16 5HH

£1,500,000

PROPERTY FEATURES

- Substantial Barn Conversion
- Character Throughout
- Courtyard Style Setting
- Double Glazing
- Generous Site (over 1/5th acre)
- Oil Central Heating

FULL DESCRIPTION

A home for all seasons, this large family house was created through the conversion of one of the brick barns that formerly formed part of the Copped Hall estate - the gated parkland grounds of the landmark Copped Hall. Nestled among pockets of woodland and fields are just 22 or so distinguished and individual homes that enjoy a private setting accessed 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. This substantial and spacious house offers versatile 4- bedroom accommodation including a particularly impressive living room with an inglenook fireplace and conservatory that opens directly onto the large west-facing mature garden.

GROUND FLOOR

ENTRANCE HALL

DINING HALL

15' 4" x 11' 6" (4.67m x 3.51m)

LIVING ROOM

22' 7" x 19' 11" (6.88m x 6.07m)

An open fire sits within a handsome inglenook fireplace.

CONSERVATORY

18' 7" x 8' 9" (5.66m x 2.67m)

French doors open directly to the garden.

BREAKFAST KITCHEN

19' 9 (Max)" x 18' 3 (Max)" (6.02m x 5.56m)



UTILITY ROOM

8' 2" x 6' 1" (2.49m x 1.85m)

WC

FIRST FLOOR

LANDING

BEDROOM 1

13' 7" x 12' 6" (4.14m x 3.81m)

EN-SUITE, SHOWER & WC

BEDROOM 2

18' 3" x 9' 6" (5.56m x 2.9m)

BEDROOM 3

10' 10" x 10' 3" (3.3m x 3.12m)

SHOWER & WC

7' 6" x 7' 1" (2.29m x 2.16m)

BEDROOM 4

12' 8" x 7' 2" (3.86m x 2.18m)

BATHROOM & WC

8' 10" x 8' 2" (2.69m x 2.49m)

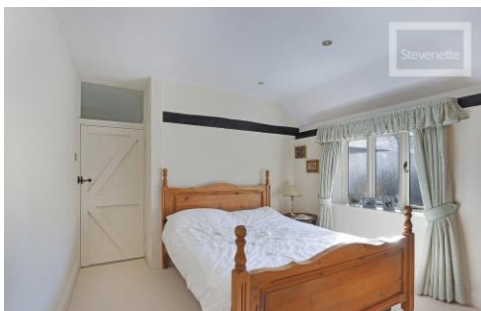
EXTERIOR

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 yard is a PAIR OF GARAGES.

To the west of the property is an enclosed garden laid to lawn with mature and variegated borders, shrubs and trees. To the rear is a paved and walled yard garden.





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).

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'.


SCHOOL PRIORITY ADMISSIONS AREA

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

SERVICE CHARGES

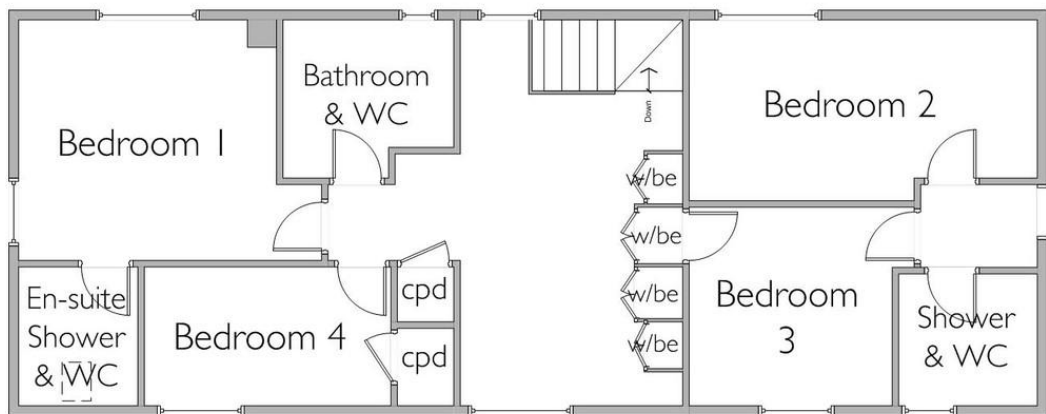
The owners of the properties contribute towards maintenance of the private drive and gates - the current payment is understood to be in the region of £1500 per year. Payment is also made for the maintenance of the private drainage system. This is invoiced on an ad-hoc basis.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



FIRST FLOOR

Gross Internal Floor Area:
Approximately 2274 sq.ft. / 211 sq.m.

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 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/tenants are advised to recheck the measurements