

# Stevenette



**Graywood, 92 Hoe Lane**  
Abridge, Essex, RM4 1AU

**Guide Price £1,750,000**



# PROPERTY FEATURES

- Individual Detached Pre-War House
- Handsome Proportions
- Features of Character
- Excellent Scope
- Gas Central Heating
- Part Double Glazing

## FULL DESCRIPTION

Offered with NO ONWARD CHAIN, Graywood is an impressive, detached house believed to date from the 1930s, situated in a prime location on Hoe Lane, one of the area's most highly sought-after addresses. The property is located beyond the edge of the village in a substantial garden site of nearly 3/4 of an acre, boasting fantastic far-reaching views across its superb garden and surrounding countryside, with distant views to the City on a bright day to Canary Wharf and beyond.

The house extends to over 2400 sq.ft. and features numerous impressive rooms, including, an oak-panelled reception hall and sitting room. Extended by previous owners to provide 4-bedroom accommodation, Graywood has been under the same ownership for almost 50 years and offers an incredibly rare opportunity for modernisation and potential reconfiguration or extension to create a superb home for the buyer's personal preferences.

The property occupies the front portion of its large rectangular site, which measures approximately 25 m (84 ft) in width, 124 m (406 ft) in depth, and 0.72 acres in total.

Hoe Lane extends southeast of the village and is within a short drive of Loughton, Epping, Chigwell (all on the Central Line), and Romford, as well as access to the M25 and M11.

### GROUND FLOOR

#### PORCH

#### RECEPTION HALL

16' 0" x 11' 11" (4.88m x 3.63m)

#### SITTING ROOM

19' 8" x 14' 4 (Max)" (5.99m x 4.37m)

The measurement excludes the feature bay with window seat. A log burner sits within a handsome fireplace.

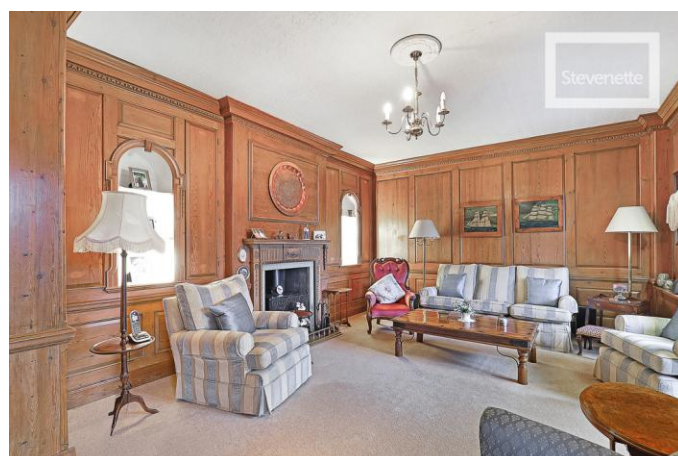
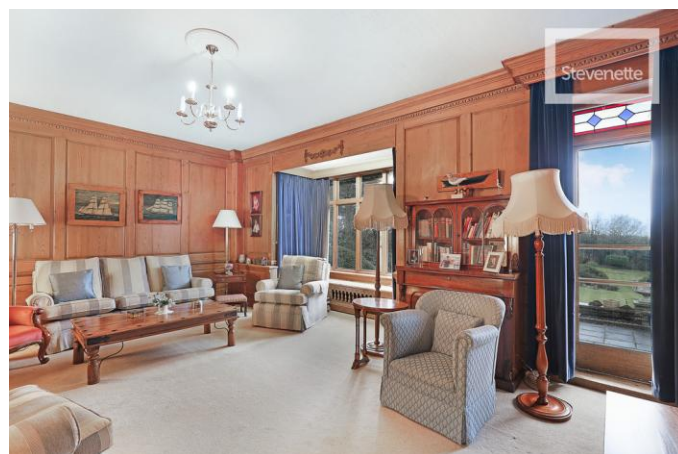
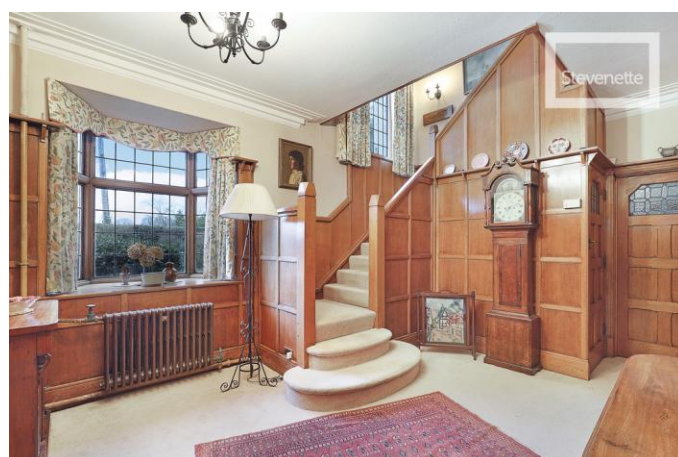
#### DINING ROOM

13' 11" x 13' 7" (4.24m x 4.14m)

The measurement excludes the projecting walk-in bay.

#### LIVING ROOM

19' 3" x 11' 9 (Min)" (5.87m x 3.58m)





### BREAKFAST KITCHEN

11' 11" x 14' 8" (3.63m x 4.47m)

### PANTRY

### LOBBY

### WC

### FIRST FLOOR

### LANDING

### BEDROOM 1

20' 0" x 15' 0" (Max)" (6.1m x 4.57m)

### BEDROOM 2

13' 3" x 11' 11" (4.04m x 3.63m)

### BATHROOM & WC 2

8' 8" x 5' 6" (2.64m x 1.68m)

### BEDROOM 3

13' 11" x 10' 0" (4.24m x 3.05m)

### BEDROOM 4

16' 2" x 8' 10" (4.93m x 2.69m)

### BATHROOM & WC

11' 2" x 10' 7" (3.4m x 3.23m)

### EXTERIOR

The house is approached over an asphalt driveway that widens to create a parking area for multiple vehicles. The well-kept front garden, predominantly laid to lawn, is adorned with flower beds and gated paths on both sides leading to the rear of the property. The rear garden gently slopes down from the house and is beautifully landscaped with lawns, mature shrubs, trees, and flower beds. There is also a large area of lawn planted with multiple varieties of daffodils. A southwest-facing paved terrace lies immediately behind the house with access from the lounge, offering an idyllic setting to enjoy summer evenings, providing a tranquil retreat with picturesque views.

The far-end of the garden is sectioned off behind the trees and was previously used as a very productive vegetable patch. There are also three garden sheds, two of which have mains power and were formerly used as hobby rooms.

To the side of the house are a range of outbuildings including three small stores and the:

### GARAGE

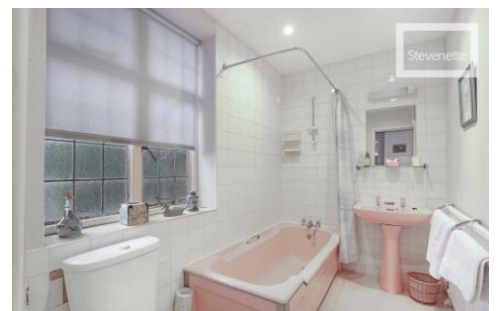
21' 3" x 9' 0" (6.48m x 2.74m)

### UTILITY ROOM

8' 10" x 5' 11" (2.69m x 1.8m)









## WORKSHOP

9' 11" x 6' 11" (3.02m x 2.11m)

## STORE

10' 7" x 4' 10" (3.23m x 1.47m)

## OUTSIDE WC

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## 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).

## COUNCIL TAX

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

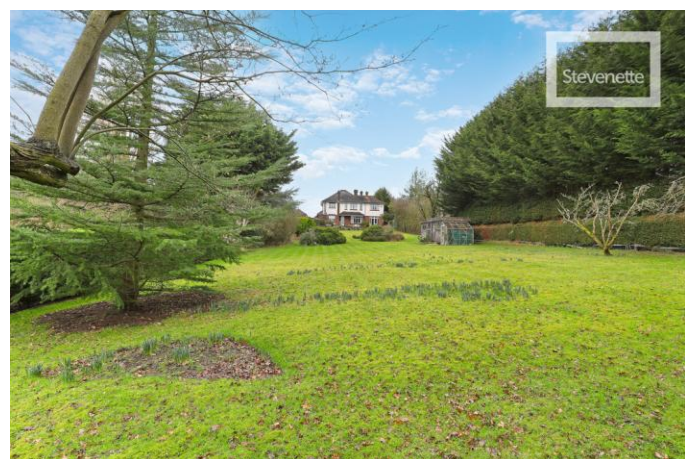
## SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

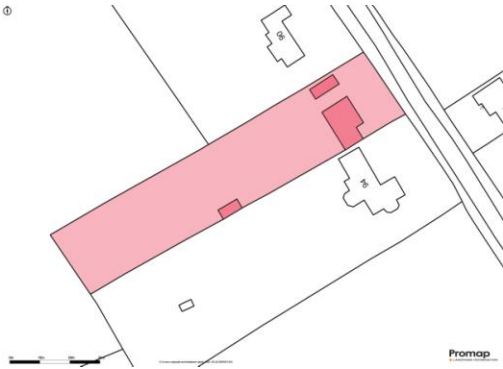
The property stands in the Priority Admissions Area for Lambourne Primary School & Epping St John's Church of England School.


## BROADBAND

It is understood that full fibre broadband is available in this area.

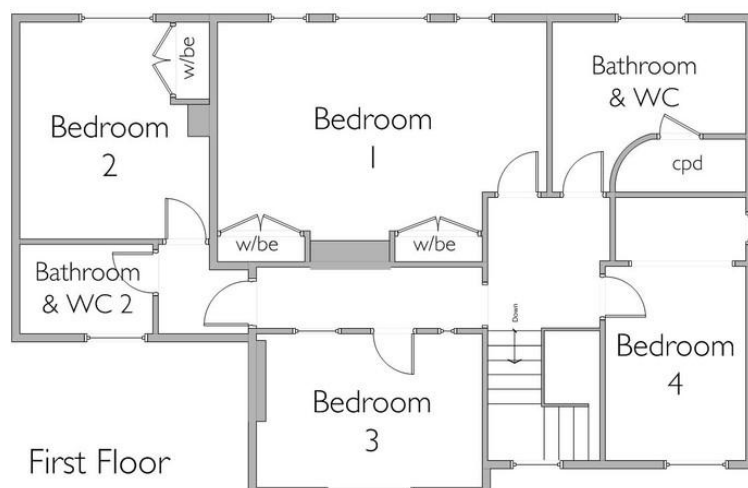
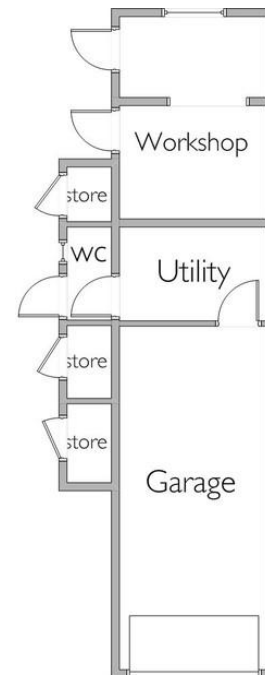
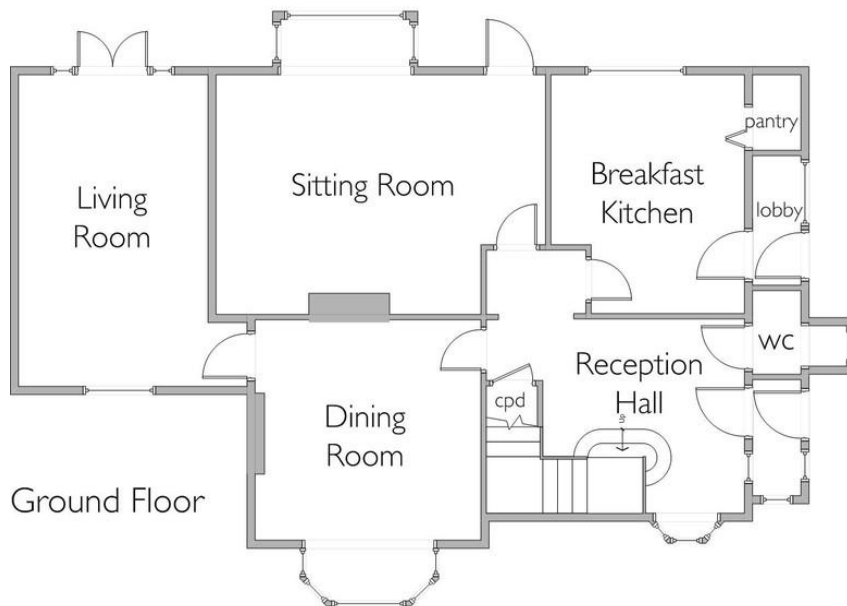
Vendors' own photo showing the garden in spring.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Gross Internal Floor Area (excluding Outbuildings):  
Approximately 2416 sq.ft. / 225 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 and 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