

# Stevenette

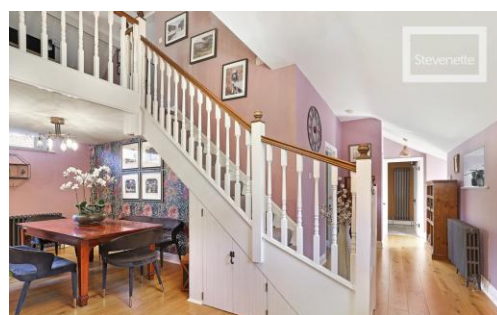
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**High Road**  
Epping, Essex, CM16 4DH

**£1,150,000**

# PROPERTY FEATURES

- 3 Bedroom House & 2 Bedroom Annexe
- 2 Reception Rooms & Gym
- Stunning & Private Gardens
- Gas Central Heating
- Double Glazing
- Close to Town & Forest
- Beautifully Presented
- Off Street Parking (EV Charger)

## FULL DESCRIPTION

A stunning property and one of the most individual and versatile homes we have seen in many years. Ladderstile Lodge is a grade-II-curtilage-listed detached home formed by the creation of a former barn and standing in an attractive courtyard of period properties. In recent years, the house has been comprehensively though sympathetically modernised and exudes quality and individuality throughout. The owners have added a stunning detached 2-bedroom ANNEXE - an ideal opportunity for multi-generational family living or a host of alternative uses.

Ladderstile Lodge stands on the southwestern edge of the town and is a pleasant stroll along the High Road or across Bell Common to the High Street where there is a great range of restaurants, shops and cafes. Epping Forest and its wonderful walking and biking opportunities are also just on the doorstep.

### GROUND FLOOR

#### ENTRANCE

#### DINING HALL

23' 4" x 10' 5" (7.11m x 3.18m)

#### LIVING ROOM

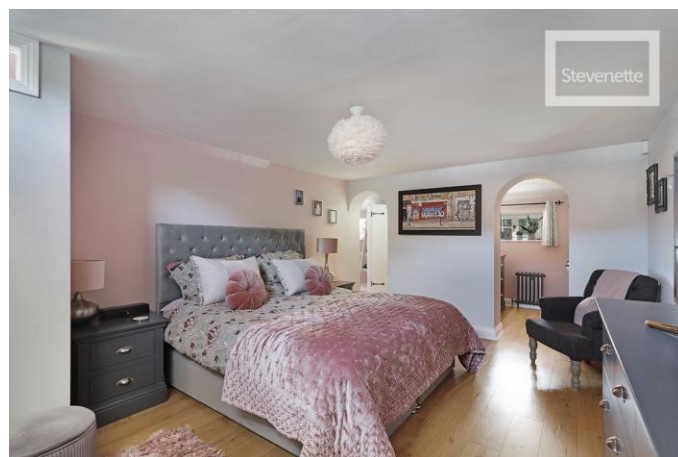
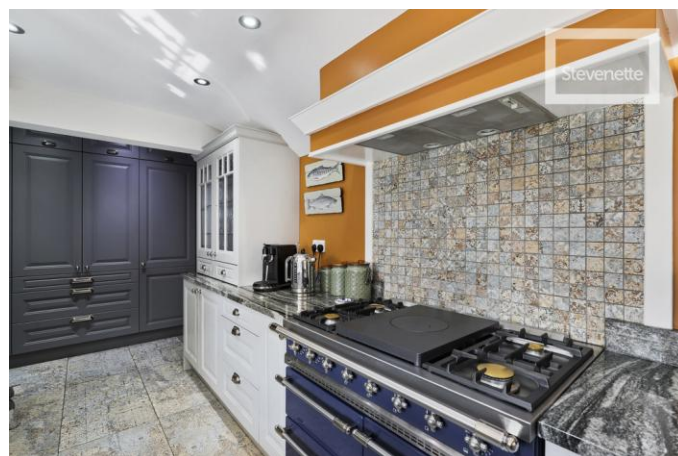
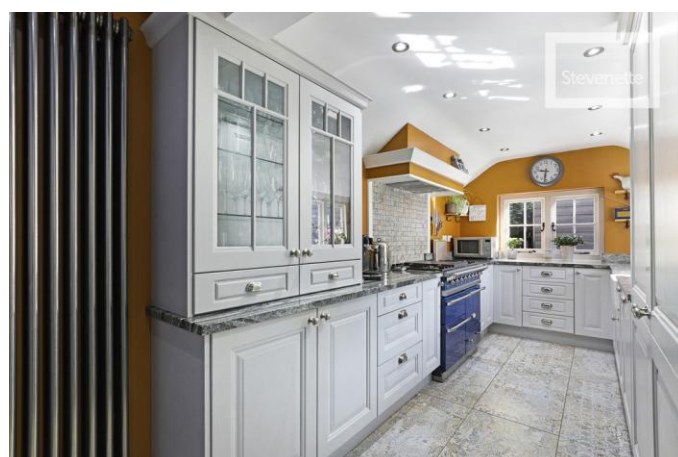
20' 8" x 16' 3" (6.3m x 4.95m)

#### KITCHEN

19' 0" x 7' 8" (5.79m x 2.34m)

Fitted with high quality units with granite tops and including a pantry cupboard, Lacanche range, integral refrigerator, freezer and dishwasher.

#### WC



## LOBBY

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

The measurements include a built-in cloaks cupboard.

## BEDROOM 1

15' 10" x 12' 1" (4.83m x 3.68m)

## DRESSING ROOM

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

The measurements include a full bank of fitted wardrobes.

## EN-SUITE BATH, SHOWER & WC

8' 8" x 6' 10" (2.64m x 2.08m)

## GYM (FORMER GARAGE)

18' 7" x 11' 9" (5.66m x 3.58m)

The measurements include a cupboard concealing the modern Vaillant boiler and a larger Utility cupboard that contains the plumbing for a washing machine.

## FIRST FLOOR

## GALLERY LANDING

## BEDROOM 2

14' 5 (Max)" x 13' 0 (Max)" (4.39m x 3.96m)

Built-in wardrobe.

## BEDROOM 3

12' 7" x 13' 1" (3.84m x 3.99m)

Two built-in wardrobes.

## SHOWER ROOM & WC

8' 9" x 3' 3" (2.67m x 0.99m)

## ANNEXE

## OPEN PLAN RECEPTION ROOM AND KITCHEN

24' 11" max x 13' 4" max (7.59m x 4.06m)

## BEDROOM 1

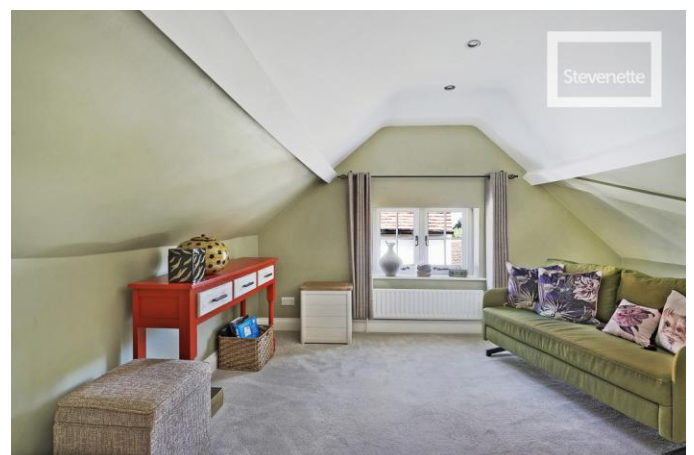
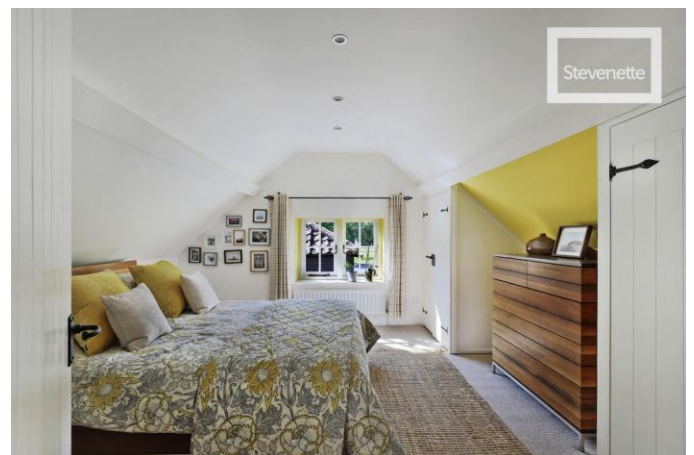
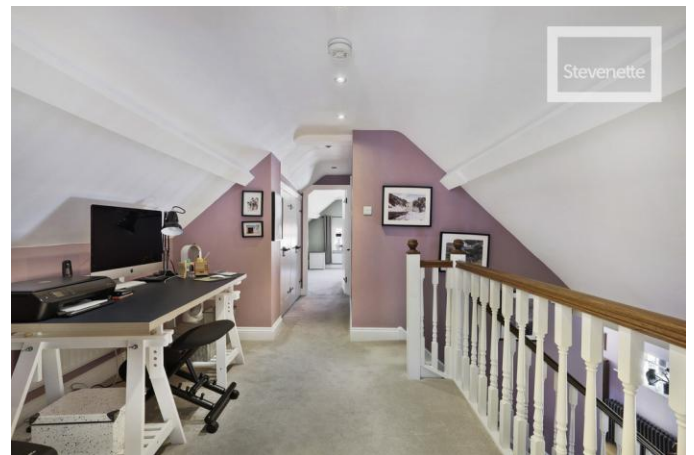
12' 1" x 11' 1" (3.68m x 3.38m)

## BEDROOM 2

12' 4" x 9' 7" (3.76m x 2.92m)

## WET ROOM SHOWER ROOM & WC

8' 2" x 5' 4" (2.49m x 1.63m)





EXTERIOR

The property is approached over a gravelled driveway that provides ample parking and there is an EV charging point. A right of way exists for the beneficial use of the other two properties that form the former farmstead.

The rear garden is a delight - beautiful lawns are complemented by well stocked variegated beds and borders and there are various paved terrace areas and a pergola giving a choice of places to relax, dine and enjoy the sun. A gate allows access to the front parking area.

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. Ladderstile Lodge is shown in Council Tax band 'G' and the Annexe is shown in Council Tax band 'A'.


BROADBAND

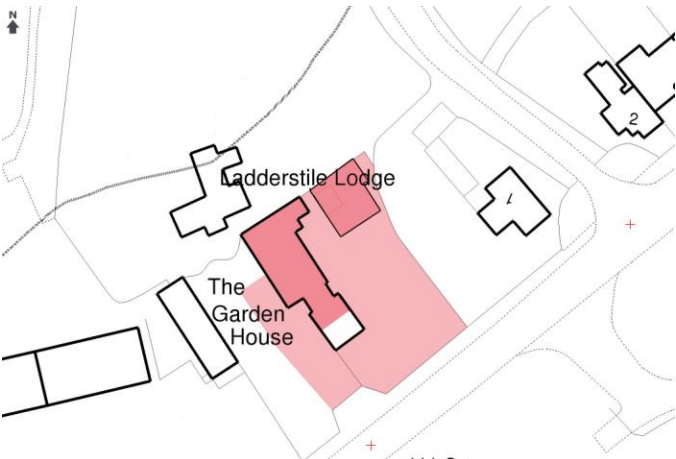
It is understood that Fibre Optic Broadband is available in this area.

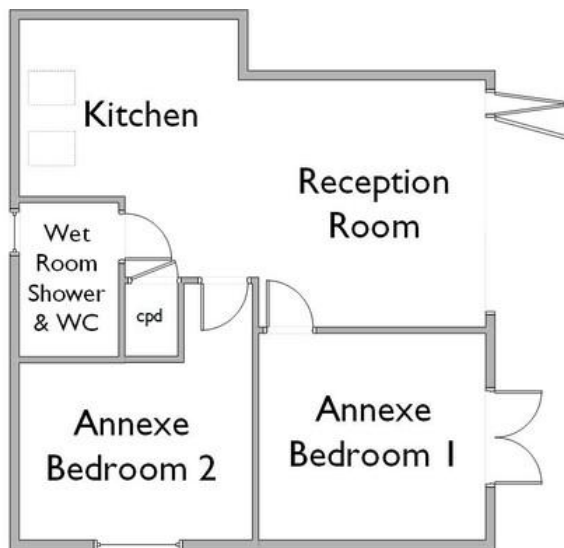
SCHOOL CATCHMENT PRIORITY AREA

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	77	85
(81-91) B		
(69-80) C		
(55-68) D		
(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		



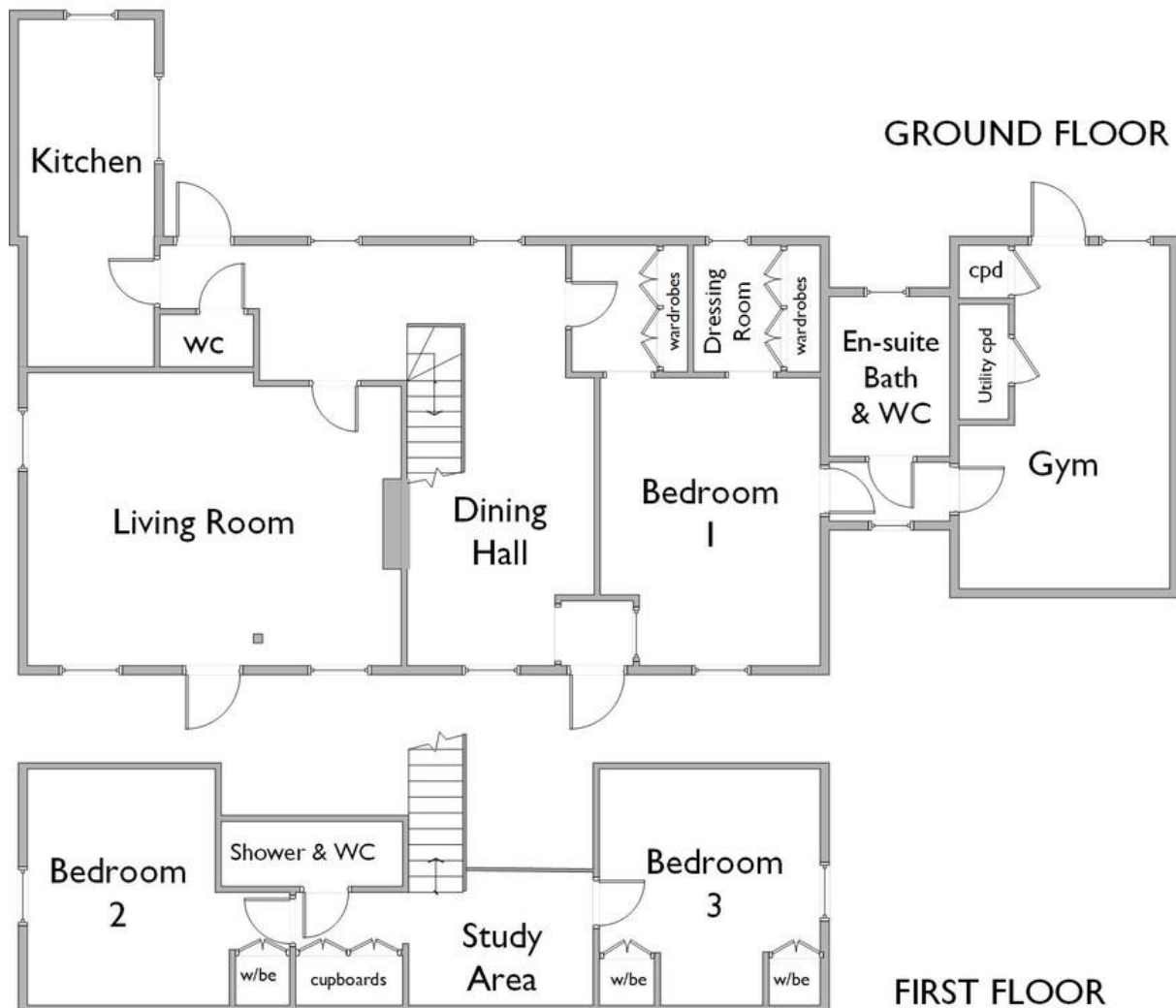


Gross Internal Area  
(using measurements taken at 1.5m head  
height in areas with sloping ceilings):

House – approx 1752sq.ft. / 163 sq.m.

Annexe – approx 659sq.ft. / 61 sq.m.

Combined - approx 2371 sq.ft. / 220 sq.m.



GROUND FLOOR

FIRST FLOOR

## 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