

Stevenette



Rye Hill Road
Epping Upland, Essex, CM18 7JG

£1,250,000

PROPERTY FEATURES

- Grade-II Listed Farmhouse
- Beautifully Restored
- Up to 5 Bedrooms
- 4 x Garages
- Part Underfloor Heating
- Security Lighting
- Open Countryside Views

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this stunning detached home is the result of a sympathetic restoration undertaken to an exacting standard throughout. Dating back to the late 16th century and Grade-II listed, Webbs Cottage retains a wealth of period features that have been enhanced, with well-considered choices, materials and colours to create a beautiful home - the heart of which is the impressive inglenook fireplace. The house stands within a garden site that extends to almost half an acre, is south-facing at the rear, includes garaging for 4 vehicles and backs onto lovely rolling countryside over which the house has stunning uninterrupted views.

Rye Hill Road is a country lane positioned almost exactly mid-way between Harlow town centre and Epping with its vibrant High Street and Central Line Station (both less than 4 miles and less than approx 10 minutes' drive) as well as being very convenient for the M11/motorway network (2 miles).

GROUND FLOOR

ENTRANCE HALL

8' 11" x 5' 0" (2.72m x 1.52m)

Underfloor heating extends through this room and into the:

BREAKFAST KITCHEN

19' 5" x 12' 4" (5.92m x 3.76m)

The family island forms the centrepiece of this impressive room and French doors invite you to take in the stunning view over the south-facing garden. The fitment includes a Smeg electric range, integral fridge, freezer, dishwasher, washing machine and Quooker hot tap. A carpenter-custom-built signature staircase constructed in oak with copper balustrades leads up to the first floor.



LIVING ROOM

19' 0" max x 14' 10" (5.79m x 4.52m)

The measurements include a storage cupboard and the grand inglenook fireplace. A particular feature of the room are the original exposed beams.

DINING ROOM

14' 10" x 7' 9" (4.52m x 2.36m)

Open to the:

SITTING ROOM

12' 3" x 8' 11" (3.73m x 2.72m)

French doors open to the gardens.

WC

FIRST FLOOR

LANDING

The oak staircase carries on up to the second floor. Three built-in cupboards - one of which conceals the hot water tank.

BEDROOM 1

15' 6" x 13' 1 (Max)" (4.72m x 3.99m)

Vaulted ceiling and oak flooring.

EN-SUITE, BATH, SHOWER & WC

9' 9" x 7' 6" (2.97m x 2.29m)

DRESSING ROOM

Two banks of fitted wardrobes.

BEDROOM 2

11' 1" x 9' 5" (3.38m x 2.87m)

EN-SUITE SHOWER & WC

BEDROOM 3

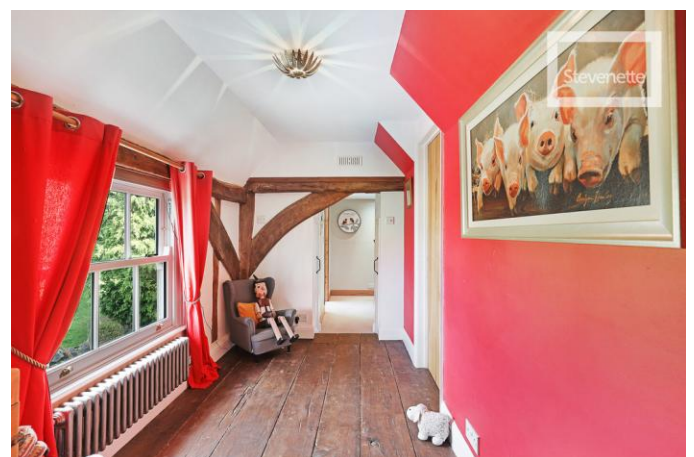
11' 11" x 8' 10" (3.63m x 2.69m)

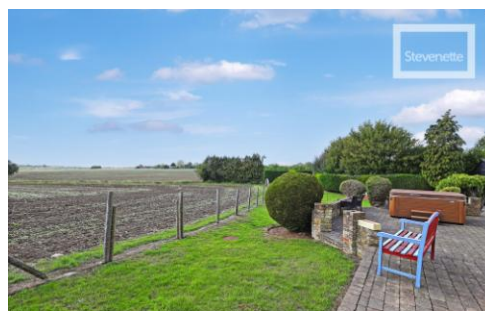
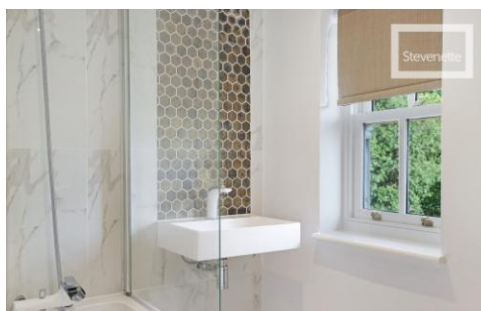
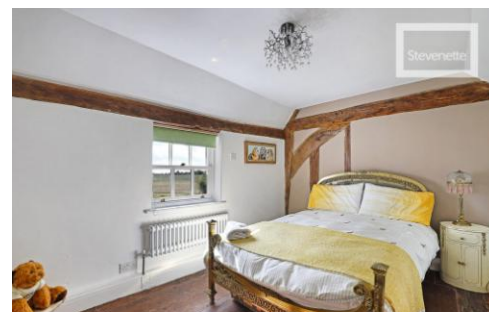
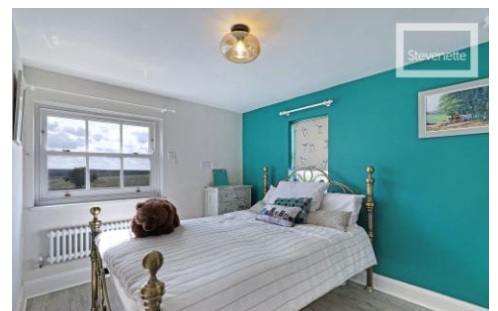
STUDY / NURSERY / BEDROOM 4

8' 2 (Max)" x 12' 5 (Max)" (2.49m x 3.78m)

An 'L-shaped' room.

BATHROOM & WC





SECOND FLOOR

BEDROOM 5

24' 1" (Max)" x 9' 1" (Max)" (7.34m x 2.77m)

WC

ATTIC STORE

11' 7" x 8' 7" (3.53m x 2.62m)

EXTERIOR

The house is approached over a gravelled and gated driveway that provides ample parking and divides to give access to the two double garages. That driveway is bordered by lawns to the front with flowerbeds and mature trees including fruit-bearing apple and plum.

The rear gardens are predominantly lawned and a paved terrace, ideal for entertaining and al-fresco dining can be accessed from all of the French doors across the rear of the property. This private area enjoys the benefit of the day-long sun at the rear all year round.

DOUBLE GARAGE 1

17' 4" x 17' 4" (5.28m x 5.28m)

STORE

17' 10" x 8' 6" (5.44m x 2.59m)

DOUBLE GARAGE 2

17' 8" x 17' 3" (5.38m x 5.26m)

COUNCIL TAX

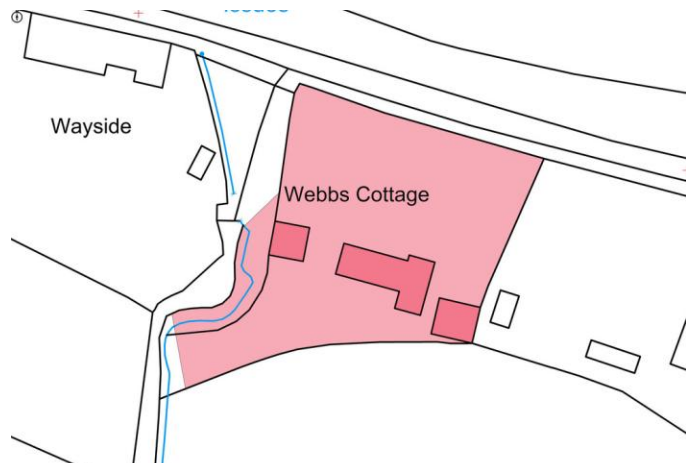
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

SERVICES

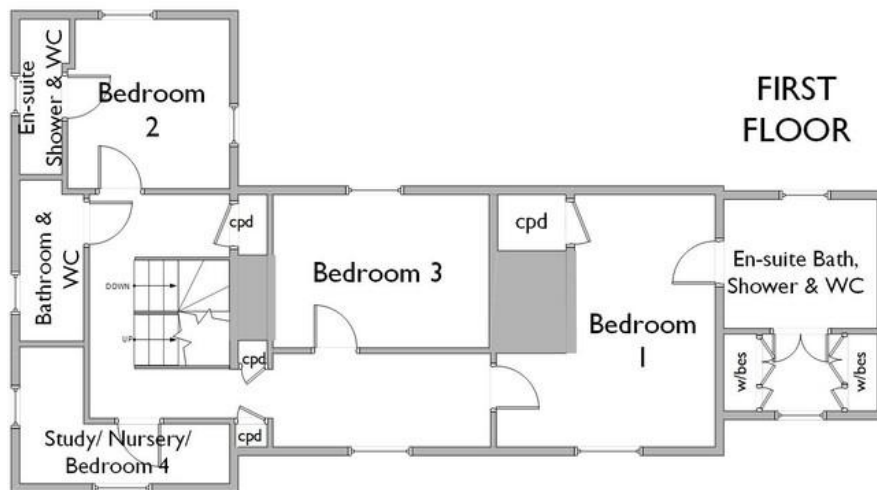
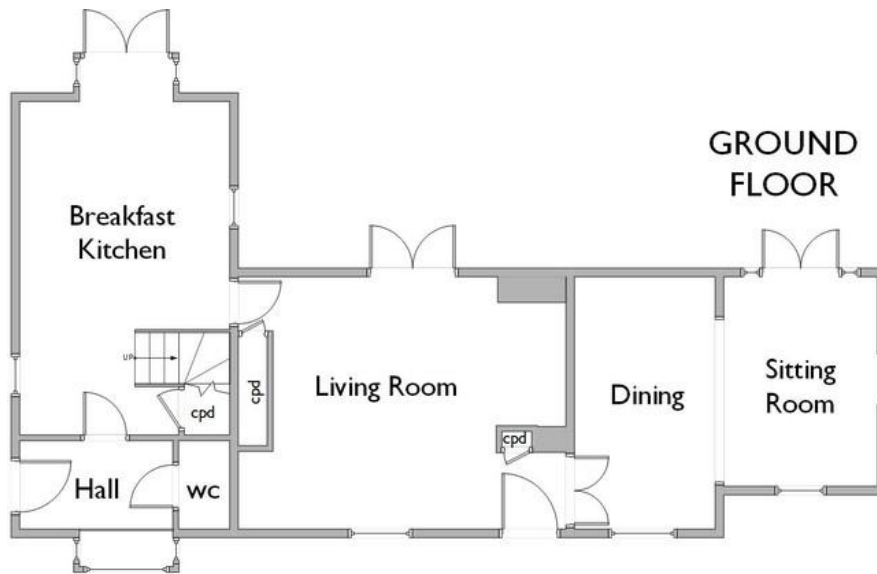
Mains electricity and water services are understood to be connected. Hot water and central heating is provided by an oil-fired system and drainage is provided by a septic tank within the grounds. No services or installations have been tested.

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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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 Floor Area:
 Approximately
 1879 sq.ft. / 175 sq.m.
 (using measurements taken at
 approx 1.5m head-height in areas
 with restricted ceiling height)

PROPERTY PEOPLE PROFESSIONALISM

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

www.stevenette.com
 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 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