



The Hall Barns
Copped Hall | Epping | Essex | CM16 5HH

SELLER INSIGHT

“ We bought this charming property 27 years ago while we were looking for a more permanent home, but we loved the house and the area so much we then bought the property next door and together they have created a wonderful home for all the family. However, with all our children having flown the nest we sadly feel it is time for us to downsize.

The unique location is wonderful as we can wander into the vast Copped Hall Park and stroll or cycle into Epping Forest without having to go on any main roads. The wildlife here is amazing as the previous owner of Copped Hall didn't approve of shooting, so the grounds became a haven for a variety of animals and birds. Apart from the beauty of the surroundings, it is also a very safe and secure environment with CCTV at the entrance gates and a floodlit courtyard as well as a residents' association and WhatsApp group where everyone keeps an eye out for any strangers, so this would be an ideal home for anyone wishing to remain out of the spotlight and keep their homelife private.

Although we are surrounded by the delights of Copped Hall Park, we are only three minutes' drive from Epping town centre and only five minutes from Epping Station, which is on the Central Line so trains can whisk you to the City of London within about half an hour.

Epping is famous for its Monday market that has been in existence since the 13th century. There is a hospital and a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school. Sporting enthusiasts can join cricket and football clubs, while golfers can play on the Epping and Theydon Bois Golf Courses or at the Hobbs Cross Golf Centre.

We are also not far to Theydon Bois and Loughton, and it is only a couple of miles for access to the M25 for Heathrow and Gatwick and the M11 for Stansted airport.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

The Hall Barns

Converted in the 1990s to a stunning and characterful home this barn conversion is just one of three that surround the courtyard and is accessed through a period style front door that opens into the hallway with a double storage cupboard. The hallway leads to a charming snug with a central painted beam and built in cupboards and shelving that could always become an office for anyone working from home.

The delightful and spacious country kitchen/breakfast room has an exposed central beam and a plethora of windows overlooking the surrounding grounds. It includes an Aga range cooker and attractive shaker style units housing a built-in stove, an American fridge freezer and plenty of space for additional stand-alone appliances. There is plenty of room for a large farmhouse style table and chairs and access to the adjacent utility room as well as to the charming and spacious conservatory/dining room. This has fascinating built in shelving, windows on three sides with French doors to the terrace and is large enough to have a table that seats at least a dozen people for family celebrations and dinner parties, while still leaving enough room for a seating area.

The hallway also has stairs to the first floor, a cloakroom and leads to the elegant and well-proportioned dual aspect sitting room. This has a beautiful brick surround chimney breast and fireplace with an open fire that makes a wonderful focal point and a great place to cosy up to on a cold winter's evening.

Off the first-floor galleried landing you will find the bathroom as well as five bedrooms with wonderful views. Two of the double bedrooms have built in cupboards and another includes a dressing area with fitted cupboards and an en-suite bathroom with a separate shower and bath.

Access to the garden is via the conservatory with steps down to a terrace which leads to a gorgeous walled rose arbour opening up into the main garden where you will find a large terrace for al fresco dining or just sitting in the sunshine admiring the far reaching views. There is also an attractive raised shingle shrub bed, and a large lawn surrounded by magnificent trees and shrubs.

Historical Note

Copped Hall stands in a commanding position and can be seen from a great distance. The original building was visited by Henry VIII and lived in by Mary Tudor as a house prisoner during the reign of Edward VI. A new lavish mansion was built at the end of the 18th century and subsequently it was believed that Capability Brown designed much of the park although a later owner wanted a 'Jacobean' style garden. The property was virtually gutted by fire in 1917 and became very neglected over many years. However, it was purchased by the Copped Hall Trust in 1995 and this Georgian mansion and gardens are now in the process of being carefully restored to their 1758 condition for education and community use.





Travel Information

Epping station	1.9 miles
Theydon Bois	3.0 miles
Loughton	3.2 miles
Canary Wharf	19.2 miles
Charing Cross	24.9 miles
Stanstead Airport	18.7 miles

Leisure Clubs & Facilities

Epping Golf Course	01992572289
Hobbs Cross Golf Centre	01992561661
Theydon Bois Golf Club	02085022923
Epping Cricket Club	
Epping Tennis Club	
Epping Bowls Club	01992561147
Loughton Leisure Centre	02032255460

Healthcare

The High Street Surgery	01992579270
Limes Medical Centre	01992566501
St Margaret's Hospital	01992561666

Education

Primary School	
Epping Upland Primary	01992 572087
Epping Primary	01992 572408
Coopersale Hall (independent)	01992 577133
Secondary School	
Epping St John's School	01992 573028
Coopersale Hall (Independent)	01992 577133
Oaklands School (Independent)	02085 083517

Entertainment

Pubs and Restaurants	
Haywards	01992 577350
Forest Kitchen	01992 611993
Dada Café	01992 560729

Local Attractions / Landmarks

Epping Forest
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm
Lee Valley White Water Park
Epping Ongar Railway

Ground Floor
Approx. 114.7 sq. metres (1234.6 sq. feet)



Ground Floor

Ground Floor	
Entrance Hall	
Snug	13'9 x 11'4
Sitting Room	20'0 x 16'2
Kitchen/Breakfast Room	19'8 x 14'11
Utility Room	6'7 x 5'9
Conservatory/Dining Room	20'6 x 11'0

First Floor

Landing	
Bedroom 1	20'0 x 12'4
Dressing Area	8'5 x 6'11
En-Suite Bathroom	
Bedroom 2	15'10 x 13'9
Bedroom 3	14'8 x 12'4
Bedroom 4	13'3 x 12'0
Bedroom 5	14'8 x 7'5
Bathroom	

Outside

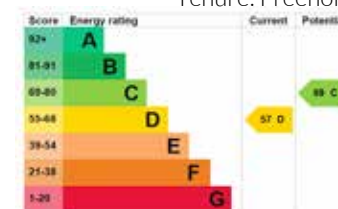
Garage
Off Street Parking
Rear Garden

First Floor
Approx. 115.6 sq. metres (1277.0 sq. feet)



£ 1,400,000

Council Tax Band: G
Tenure: Freehold



Fine & Country Loughton
234 High Road, Loughton, Essex IG10 1RB
020 8418 0018 | loughton@fineandcountry.com

