



Vicarage Lane
North Weald | Epping | Essex | CM16 6AL

SELLER INSIGHT

“ We moved here in 2003 with our young family and it has been a wonderful place to bring up our children. We have all loved this delightful home and, over the years have updated it and extended it, created the two outbuildings as well as installing the heated swimming pool and the hot tub in the sunny south facing garden. But with the family having flown the nest we feel it is now time for us to downsize and pass the baton on to new owners.

Although we are out in the country it is close to North Weald Bassett with its well-known North Weald market, the Kings Head pub, the Co-Op and a convenience store, a post office and a doctor's surgery as well as an airfield and the Ashlyns Wildlife park. It is a short drive to Epping and the station where the Central Line trains can whisk you to Liverpool Street within approximately half an hour. As well as being famous for its forest, Epping includes 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. There are golf, cricket and football clubs while cycling and riding are available in Epping Forest.

We are also not far to the vibrant town of Harlow with its shopping centre, myriad of restaurants and pubs, greyhound stadium, museums, parks and primary and secondary schools including some Outstanding primary schools. There is also a hospital, a theatre and cinemas plus a mainline station with trains to Liverpool Street taking just over half an hour.”*

* 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

Vicarage Lane

This wonderful detached late 19th century family house has an abundance of lifestyle opportunities. If you love the countryside it nestles in 0.3096 of an acre, surrounded by fields and close to Epping Forest. If you enjoy leisure and pleasure there is a swimming pool, hot tub and two outbuildings that would make great entertainment spaces and/or offices. At the same time, the property is conveniently located, less than a mile from North Weald Bassett village and only a short drive to Epping or Harlow with easy access to the M11/M25.

The house has been extended and beautifully modernised and is approached via a large parking area bordered by high hedging and a lawn with mature trees. Impressive double doors open into an entrance porch leading to the hallway with a cloakroom and a study.

To the rear you will find a contemporary, light and bright semi-open plan kitchen/diner with air conditioning. The kitchen features cherry wood units housing high end appliances that flows onto a stunning orangery style dining area with its arched ceiling, skylight windows and surrounded by full height windows and patio doors providing stunning views. There is a wide archway to the spacious dual aspect sitting area, that provides a warm and friendly atmosphere with its attractive fireplace and log burner flanked by large glazed doors to the terrace. There is also an additional dual aspect lounge at the front.

Upstairs there is a shower room with a walk-in shower as well as four bedrooms with rural views, including one with a fireplace and hanging space, another with a fireplace and a fitted cupboard and one with mirrored wardrobes and an adjacent shower room.

The double garage has been converted and extended into an impressive triple aspect studio with a log burner and bi fold doors to a decked terrace. There is also a shower room, booster WiFi and a utility room, so this could make an excellent office complex, games room and bar or be converted into annex accommodation, subject to planning permissions. The second outbuilding in the garden with a pitched roof building with lighting, electrics and air conditioning can also be a great entertainment space, office facilities or developed further, subject to planning permissions. There is also a terrace, ideal for barbecues, as well as a hot tub, a swimming pool surrounded by a spacious terrace and colourful flowers, large lawn areas, trees and shrubs.





Travel Information

North Bassett Weald	0.9 miles
Epping station	4.0 miles
Harlow station	6.2 miles.
Canary Wharf	23.6 miles
Charing Cross	25.2 miles
Stansted Airport	14.9 miles

Healthcare

North Weald Doctors Surgery	01992 524383
High Street Surgery, Epping	01992 579270
St Margaret's Hospital	01992 561666
Princess Alexandra Hospital	01278 444455

Education

Primary School
St Andrews Primary, North Weald
Epping Primary
Ivy Chimneys Primary
Epping Upland CofE Primary
Coopersale Hall Junior (Ind)
Oaklands School (Ind)
Saint Nicholas School, Old Harlow (Ind)
Bishop's Stortford College (Ind)
Felsted School (Ind)

Secondary School
Epping St Johns
West Hatch Highschool, Chigwell
Davenant Foundation School
Leventhorpe School, Sawbridgeworth
Coopersale Hall Senior (Ind)
Oaklands School (Ind)
Saint Nicholas School, Old Harlow (Ind)
Bishop's Stortford College (Ind)
Felsted School (Ind)

01992 522283
01992 572408
01992 573518
01992 572087
01992 577133
02085 083517
01279 429910
01279 838575
01371 822611

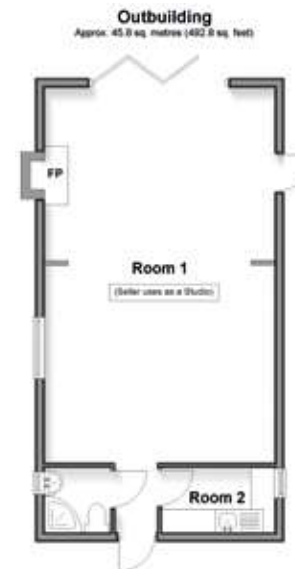
01992 573028
020 8504 8216
02085 080404
01279 836633
01992 577133
02085 083517
01279 429910
01279 838575
01371 822611

Entertainment

Pubs and Restaurants	
The Kings Head	01992 525001
Cinnamon	01992 524499
The George and Dragon, Epping	01992 579493
Funky Monk	01992 570056
Quore Matto	01992 676030
Yakimono	01992 572995
The Swan	01992 572324
Forest Kitchen, Epping	01992 611993
The Black Lion, Epping	01992 506939

Local Attractions / Landmarks

Epping Forest
North Weald Airfield and Museum
North Weald Market
Epping Ongar, Heritage Railway
Epping Signalling Museum
Queen Elizabeth's Hunting Lodge, Chingford
Lee Valley White Water Centre, Waltham Abbey
Lee Valley Park Farm



Ground Floor	
Entrance Porch	
Entrance Hall	
Cloakroom	
Study	4'8 x 4'6
Lounge	12'1 x 12'2
Sitting Area	22'2 x 12'8
Kitchen/Diner	21'10 x 13'0

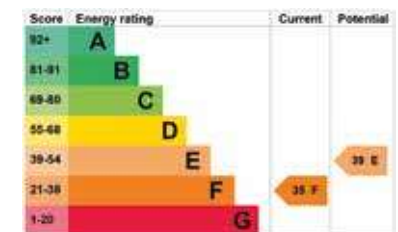
First Floor	
Landing	
Bedroom 1	12'3 x 11'1
Bedroom 2	10'3 x 8'11
En-Suite Shower Room	
Bedroom 3	12'3 x 7'11
Bedroom 4	8'6 x 6'3
Shower Room	

Outbuilding	
Room 1 (Used As Studio)	26'0 x 15'8
Room 2	7'10 x 4'6
Shower Room	

Outside
Off Street Parking
Rear Garden

£ 1,100,000

Council Tax Band: G
Tenure: Freehold



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