



Guide Price
£2,250,000
Freehold

e, Theydon Bois, Epping, Essex, CM16

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Set within 5.99 acres with equestrian facilities
Ten stables and multiple outbuildings
Character house with oak beamed interiors
Self-contained annexe for multi generational living
Decked terraces with scenic outlooks
Private tree lined driveway with ample off street parking





For anyone with a keen interest in looking for a property to purchase, this is a rare opportunity to acquire a beautiful house with a large garden and a stable. The house is a large detached property with a large garden and a stable. The house is a large detached property with a large garden and a stable. The house is a large detached property with a large garden and a stable.

A long private tree-lined driveway flanked by Theydon Bois golf course leads to this wonderful home. The rear oak stable door opens into an entrance hall with storage facilities and boiler cupboard. An elegant dual aspect living room with original oak beams, flooring and a large log burner provides a relaxing space and includes French doors to the patio and a delightful outdoor bar.

The large kitchen/breakfast room

combines a contemporary farmhouse feel with period features such as original vertical stable beams. There is tiled flooring, an Aga and bespoke units housing various appliances and plenty of space for a table and chairs. French doors open onto the decked terrace with a charming covered dining area and beautiful views over the surrounding fields.

The spacious front hallway houses a cloakroom, a double oak-doored cupboard for storage, and a further stable door to the garden. Upstairs a bathroom and separate shower room serve four bedrooms with far-reaching views, including two large doubles with fitted cupboards.

The annexe is ideal for family members and features a large open plan kitchen/living room, a bathroom, and a double bedroom with fitted cupboards, plus a separate utility room and an outdoor kitchen. Off-street parking for numerous vehicles is available and there is an attractive garden, raised beds, courtyard for outdoor entertaining, a hot tub, outdoor shower and lawns

What the owner says...

"This has been a very special family home in so many ways, but it is time for us to downsize. It would be lovely to see a family make it their own and enjoy all the benefits this home has to offer that we have enjoyed over the years.

The location is excellent as we have the exclusive golf club on our doorstep and a stones throw from the village and Epping Forest for wonderful off road riding, cycling and walks. It would be an ideal property for someone owning their own horses, or excellent potential and opportunity for anyone who would like to develop the yard and run a small equestrian business. Even having the annex could provide independent accommodation for a groom or riding instructor.

Theydon Bois is a beautiful village and home with a lovely community feel. An iconic avenue of trees and virtually no streetlights as the residents felt they would detract from the traditional village ambience. The village includes St Mary's church, and Theydon Bois Baptiste church, a well-respected primary school, two pubs, a Tesco express, lovely bakery, a small variety of independent shops and restaurant's as well as a dentist and a doctor's surgery. There is also, a tennis and cricket club plus easy access to the M11 and M25 for London, Cambridge and Stansted.

Additional education facilities are available in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted, as well as excellent independent schools."

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

19'9 x 16'4 (6.02m x 4.98m)

Kitchen/Breakfast Room

19'9 x 16'4 (6.02m x 4.98m)

Hallway

Storage

FIRST FLOOR

Landing

Bedroom

16'5 x 9'11 (5.01m x 3.02m)

Bedroom

16'5 x 9'4 (5.01m x 2.85m)

Bedroom

9'11 x 8'11 (3.02m x 2.72m)

Bedroom

10'0 x 6'11 (3.05m x 2.11m)

Bathroom

Bathroom

ANNEXE

Kitchen/Living Room

27'0 x 12'7 (8.24m x 3.84m)

Bathroom

Bedroom

14'10 x 12'7 (4.52m x 3.84m)

Kitchen

11'5 x 10'3 (3.48m x 3.13m)

Utility Room

11'5 x 8'1 (3.48m x 2.47m)

OUTSIDE

Off Street Parking

Rear Garden

Barn

Stables

Scan me with your smart phone to view all our properties online or download the app.

Available on the
App Store



Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

234 High Road, Loughton, Essex, IG10 1RB

loughton@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG



fineandcountry.com

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **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

Current

Potential

77

95