



Hilltop Cottage, Epping

Guide Price £1,195,000



MILLERS
PORTFOLIO HOMES

We are delighted to offer this rarely available five bedroom family home extended and refurbished to an exceptionally high standard. A spacious and bright home with the added benefit of a detached annexe surrounded by delightful countryside with hill top panoramic views.

The ground floor of the property features a built-in cloak cupboard within the reception hall that leads to a formal lounge to one side and a work study to the other. The lounge has a feature wood burner with luxury carpet providing a relaxing and cosy environment. There is a spacious open plan family dining room with folding doors opening to the garden with a large roof light. There is a bespoke fitted kitchen / breakfast room with a range of fitted wall and base units, central island and larder cupboard complimented by Quartz work surfaces and a range of designer appliances these include "Neff" Oven, Microwave Oven, warming tray, Induction hob with built in worktop extractor and a Miele Dishwasher. The boot room utility room includes a butler sink and shower cubicle ideal for country walks and dog lovers. The first floor opens to provide five-bedroom accommodation with four double bedrooms. Master Bedroom enjoys views over the countryside beyond with an en-suite wet room, the 5th bedroom currently provides a dressing room well fitted with hanging rails and shelves. There is a family bathroom featuring a bath, shower cubicle, wash hand basin and a low-level W.C. Enjoying a good-sized garden featuring an established large lawned area with raised flower beds, feature Indian stone paved patio areas and pathways, barbeque station with a butler sink and a granite counter. To the side of the property is an enclosed storage area and gated access to the front garden. Featuring external lighting to the front and rear and a watering system. Nearby garage with an electric door. The detached annexe has been a welcome addition to the property.

GROUND FLOOR

Reception Hall

Home Study
9'11" x 6'6" (3.02m x 1.99m)

Living Room
17'2" x 12'0" (5.23m x 3.65m)

Family Dining Room
27'0" x 18'11" max > 11'1" (8.23m x 5.79m
max > 3.40m)

Guest Cloakroom

Luxury Breakfast Kitchen
19' x 12' (5.79m x 3.66m)





Utility Boot Room

12' x 8'4" (3.66m x 2.54m)

FIRST FLOOR

Master Bedroom

13'6" x 11'11" (4.11m x 3.63m)

En-suite Wet Room

Bed Five / Dressing Room

11'1" x 6'4" (3.38m x 1.92m)

Bedroom Two

11'10" x 11'8" (3.61m x 3.56m)

Bedroom Three

11'9" x 9'2" (3.58m x 2.79m)

Bedroom Four

12' x 8'8" (3.66m x 2.64m)

Family Bathroom

8'9" x 7'8" (2.67m x 2.34m)

EXTERIOR

Log Store, Oil Tank & Storage

Rear Garden

Detached Annexe

Open plan Studio Area

24'4" x 22'10" > 12'11" (7.42m x 6.96m > 3.94m)

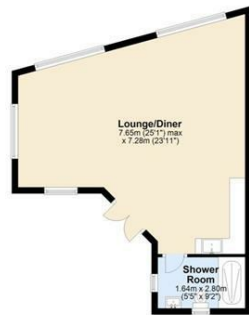
Luxury Wet Room

Garage - Electric door. With power and light.

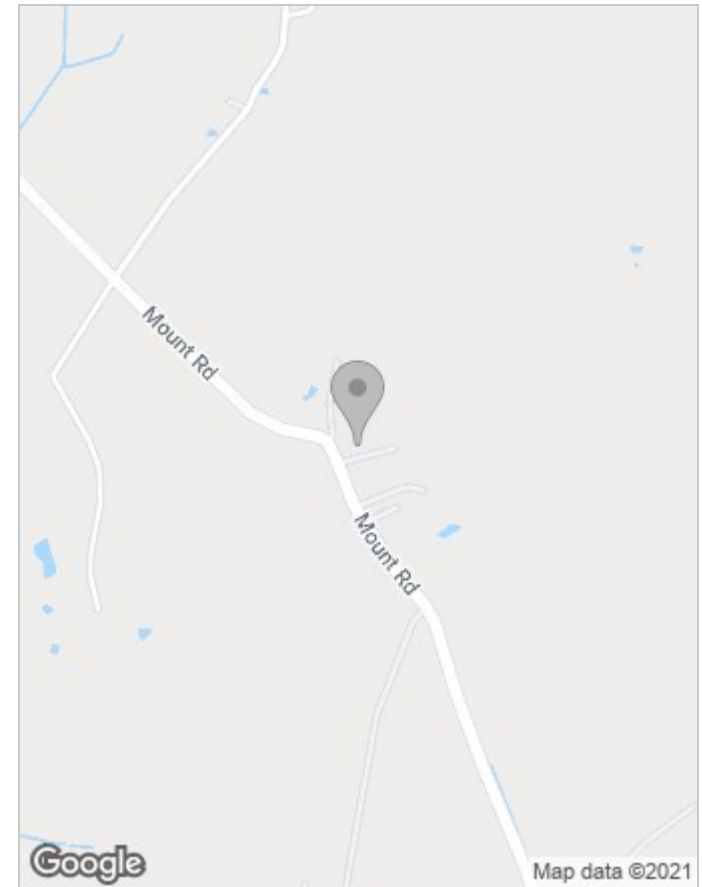


Total area: approx. 162.4 sq. metres (2071.1 sq. feet)
 Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced.
 Plans produced using PlanIt.

Granny Annex



Total area: approx. 45.6 sq. metres (491.2 sq. feet)
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Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	63		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC