



Peacocks Farm, Epping Long Green.

Price Range £1,200,000

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MILLERS
ESTATE AGENTS

**** PRICE RANGE £1,200,000 - £1,275,000 ****
DETACHED FARMHOUSE * BEAUTIFULLY PRESENTED
*** STUNNING RURAL SETTING * LARGE GROUNDS ***
DETACHED OUTBUILDING * NATURAL CARP POND *

We are pleased to offer this stunning farmhouse finished in white weather boarding and enjoying a picturesque rural setting. The property is beautifully maintained and offers family accommodation with three bedrooms, three reception rooms and character features to include exposed wooden beams, open red brick fireplaces, wooden doors and a cosy farmhouse feel. Located in the heart of the Essex countryside this detached house occupies a central position within the sizeable plot backing directly onto the Copped hall estate and Epping Long Green. Built circa 1570 (and not listed) is steeped in history. We understand the property is mentioned in the Domesday book.

A gravel driveway leads past the private duck pond to an area providing ample parking for several vehicles. The entrance hall leads to the main accommodation which comprises three reception rooms, a farm style fitted kitchen breakfast room, study room and boot room. The first floor has three bedrooms including an impressive master bedroom with a large walk in dressing room, a three-piece bathroom with rolled top bath, white sanitary ware and "Jack & Jill" doors. The beautifully landscaped grounds include an enclosed formal lawn with shrub and bush boundaries. A feature duck pond, sitting area and gated access.

Epping Green is a quiet village situated on the outskirts of Epping Town. It is approximately 3.8 miles to the High Street with all its shops, cafes, bars, and restaurants and the Central line station serving London. Demand is usually high for the village, due to the popular primary school, arable farmland setting and its ease of access into both Epping and Harlow. The M11 (junction 7) & the M25 (junction 26) are also accessible at Hastingwood and Waltham Abbey





GROUND FLOOR

Dining Room

14'4" x 13'4" (4.38m x 4.07m)

Kitchen Breakfast Room

9'5" x 18'11" (2.86m x 5.76m)

Utility Room

6'10" x 11'8" (2.08m x 3.55m)

Orangery

14'2" x 12'3" (4.32m x 3.73m)

Living Room

13'8" x 19'11" (4.17m x 6.08m)

Study

6'11" x 7'9" (2.10m x 2.35m)

Boot Room

10' x 3'3" (3.05m x 0.99m)

FIRST FLOOR

Bedroom One

13'9" x 19'3" (4.19m x 5.87m)

Walk-in Dressing Room

7'5" x 9'1" (2.26m x 2.76m)

Bedroom Two

15'1" x 13'3" (4.59m x 4.03m)

Jack and Jill Bathroom

10'1" x 7'7" (3.07m x 2.31m)

Bedroom Three

9'3" x 10'3" (2.83m x 3.12m)

Living Room (Outbuilding)

12'10" x 10'2" (3.92m x 3.10m)

Bedroom (Outbuilding)

8'0" x 7'5" (2.44m x 2.26m)

En-suite Shower Room (Outbuilding)

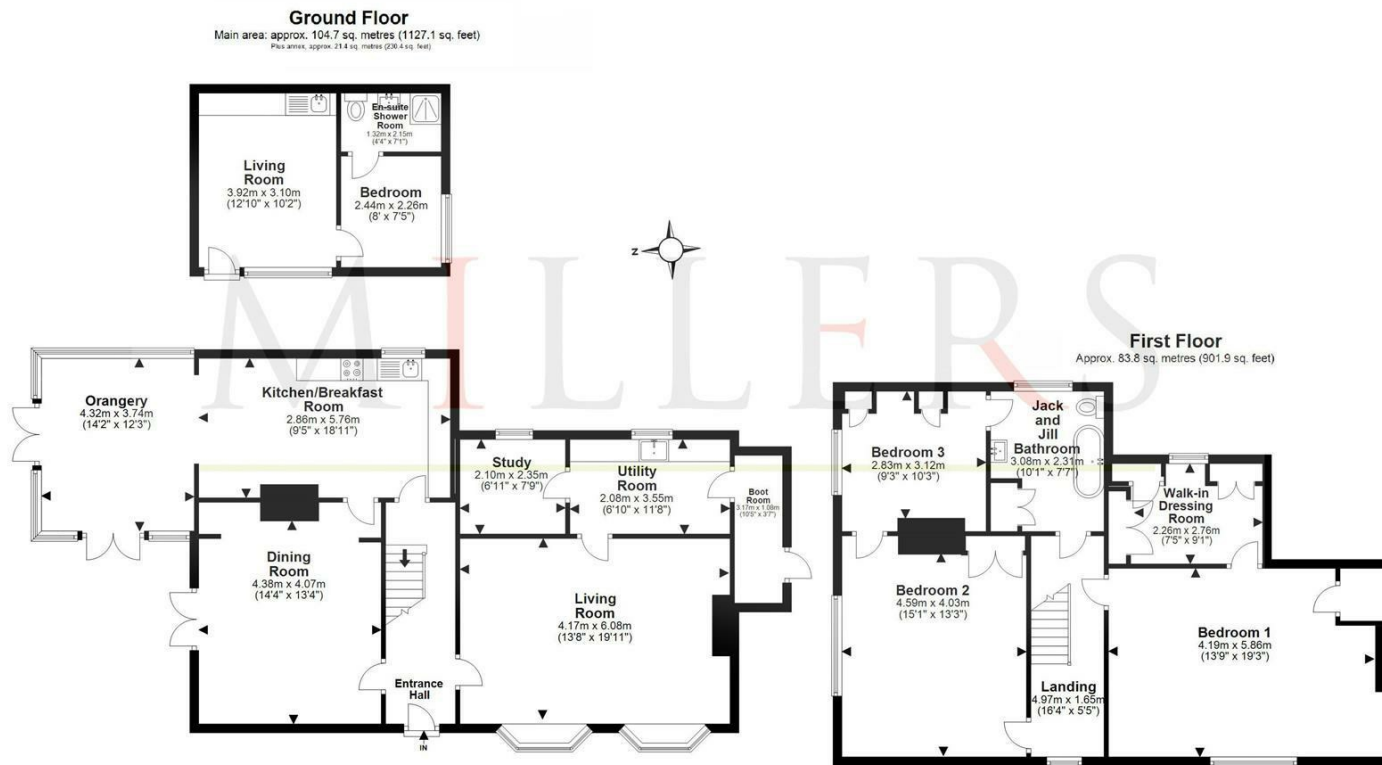
4'4" x 7'1" (1.32m x 2.16m)

EXTERNAL AREA

Rear Garden

Overall Plot





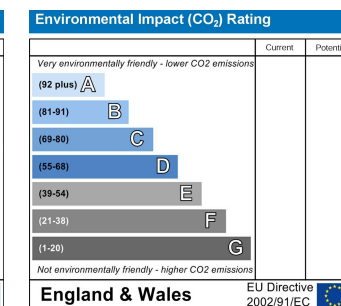
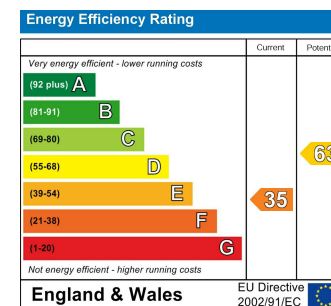
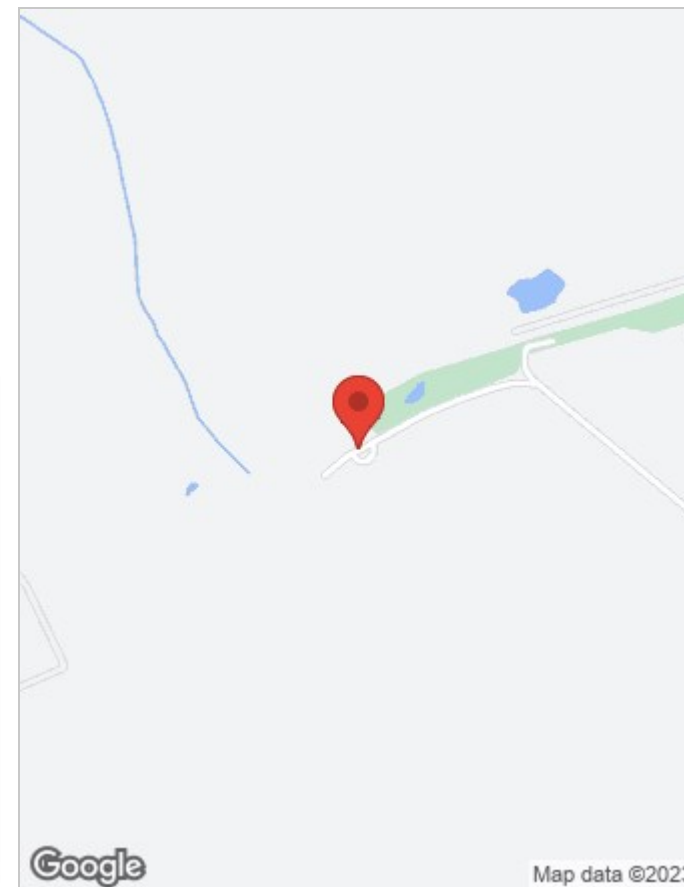
Ground Floor
Main area: approx. 104.7 sq. metres (1127.1 sq. feet)
Plus annex, approx. 21.4 sq. metres (230.4 sq. feet)

First Floor
Approx. 83.8 sq. metres (901.9 sq. feet)

Main area: Approx. 188.5 sq. metres (2029.1 sq. feet)
Plus annex, approx. 21.4 sq. metres (230.4 sq. feet)

Total area including outbuildings: approx. 209.9 sq metres (2259.5sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.