



Vicarage Lane, North Weald

Price Range £1,075,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £1,075,000 - £1,125,000 *
DETACHED FAMILY HOME * APPROX. 3/4 ACRE
PLOT * FOUR BEDROOMS * FOUR RECEPTION
ROOMS * FIVE STABLES * SEMI RURAL LOCATION *
MENAGE & MINI PADDOCK *

An impressive, detached house enjoying family accommodation arranged over three floors. The property enjoys a 3/4-acre plot which offers five stables, a ménage, post and rail paddock and generous formal gardens. The gated entrance affords secure parking for numerous vehicles and a detached garage. The accommodation has four bedrooms, four reception rooms and a master bedroom suite with "his & hers" walk in wardrobes, balcony, and en-suite. All situated close to arable farmland on the desirable Vicarage Lane "West".

The accommodation comprises an entrance porch leading to an inner hallway with doors leading to: a living room with a feature fireplace and windows facing the front aspect. Separate dining room, large fully fitted kitchen with an "AGA" range & separate breakfast area. There is a utility room and cloakroom WC. The first floor landing leads to four generous bedrooms including a master bedroom suite featuring walk in wardrobes & a four-piece en-suite bathroom. The family bathroom comprises a three-piece suite. Stairs lead up to the second floor & offers a large study room.

Externally, the front garden enjoys gated access and provides ample parking, double length garage and a workshop. The rear plot offers five individual stables, a ménage and a post and rail enclosed paddock. Hedge borders offer privacy to most aspects. A lawn area, driveway, and detached garage. The rear garden is mainly laid to lawn, has a patio area laid to flagstones and an allotment style garden area.

Vicarage Lane sits to the North of the village which offers several local shops including a Coop store, public house restaurants etc. Primary schooling is in the village with further options locally. Epping is approximately 3.2 miles away and offers a the Tube Station on the Central Line.





GROUND FLOOR

Porch

5'2" x 4'8" (1.57m x 1.42m)

Living Room

14'8" x 14'11" (4.46m x 4.54m)

Dining Room

11'5" x 13'10" (3.49m x 4.21m)

Family Room

11'7" x 9'0" (3.53m x 2.75m)

Cloakroom WC

5'9" x 3' (1.75m x 0.91m)

Kitchen

15'0" x 13'3" (4.57m x 4.04m)

Breakfast Area

7'3" x 10'2" (2.20m x 3.09m)

Utility Room

13'4" x 6'0" (4.06m x 1.82m)

FIRST FLOOR

Bedroom One

14'6" x 14'6" (4.42m x 4.42m)

Walk in Wardrobe (HIS)

10'11" x 2'5" (3.33m x 0.74m)

Walk in Wardrobe (HERS)

7'2" x 2'10" (2.18m x 0.86m)

En-suite Bathroom

7'10" x 10' (2.39m x 3.05m)

Balcony

6'5" x 11'2" (1.95m x 3.41m)

Bathroom

9'8" x 6'3" (2.95m x 1.91m)

Bedroom Two

11'6" x 9'7" (3.50m x 2.92m)

Bedroom Three

11'11" x 12'6" (3.62m x 3.81m)

Bedroom Four

14'6" x 7'9" (4.43m x 2.36m)

SECOND FLOOR

Loft Study Room

18'5" x 8'0" (5.61m x 2.45m)

EXTERNAL AREA

Stable 1 3 4 & 5 (MIN)

10'3" x 10'10" (3.12m x 3.30m)

Stable 2

6'2" x 10'10" (1.88m x 3.30m)

Garage

30' x 8'4" (9.14m x 2.54m)

Workshop

7'5" x 11' (2.26m x 3.35m)

Plot Size

250' x 138' (76.20m x 42.06m)



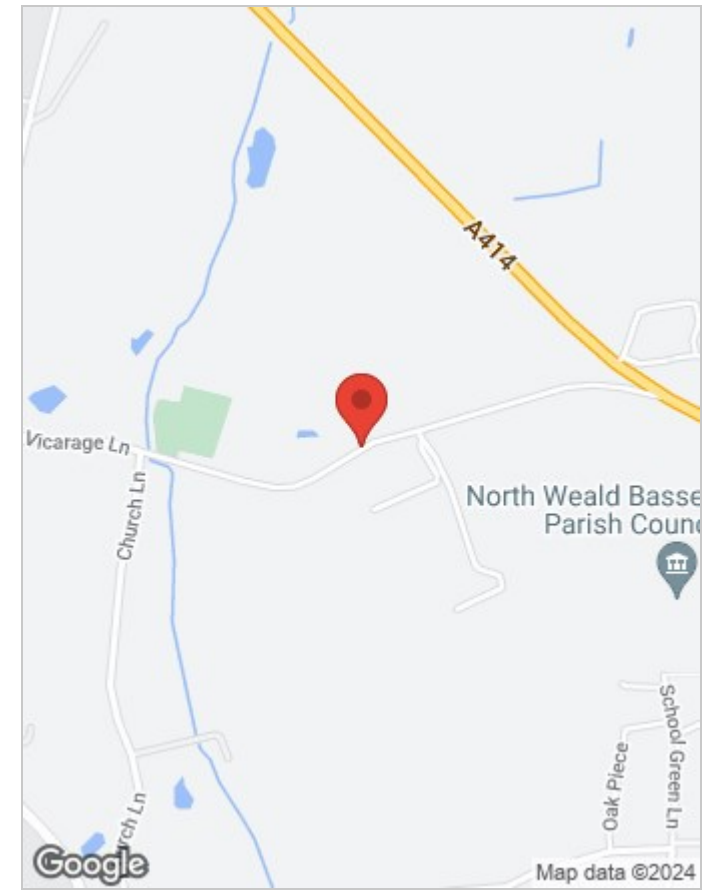


Total area including garages and outbuildings: approx. 396.8sq metres (3194.2 sq feet)

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

Viewing

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



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			(81-91) B
(69-80) C			(69-80) C
(55-68) D		64	(55-68) D
(39-54) E	38		(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