



Fernhall Lane, Upshire

Guide Price £1,395,000



MILLERS
ESTATE AGENTS

* BEAUTIFULLY PRESENTED * THREE RECEPTIONS *
FOUR BEDROOMS * APPROX: 2,790 SQ FT *
STUNNING LOCATION * DETACHED BARN /
WORKSHOP *

We are pleased to offer this outstanding detached family residence, providing almost 2,800 sq. ft. of detached accommodation which is arranged over two floors. This stunning clock house provides a very private and rural lifestyle; yet is a short drive to stations serving London at Epping, Theydon Bois & Loughton. The Fernhall loop is a very popular position in the village of Upshire, positioned on the borders of the historic market town of Epping, parts of Epping Forest & High Beech.

The beautifully finished accommodation is immaculately presented and offers four generous bedrooms, four receptions areas, a detached barn and stunning gardens. The reception hall leads to a cosy living room and a spacious conservatory. The games room opens into the dining area and the fully kitchen breakfast room finished with granite worktops and features a separate island with and built in appliances and an "AGA". The first floor landing leads to the four individual bedrooms including a stunning master suite featuring an En-suite bathroom and dressing room. Bedroom two features a balcony overlooking the gardens and scenic farmland views. There is a beautifully finished four-piece family bathroom completed in white.

Located in this stunning rural setting of open countryside and arable farmland, enjoying a beautiful plot of approx. 144' x 93' and having a rear garden measuring 125' x 90'. The gated grounds offer privacy and a spacious feel, and provide ample parking on a block paved driveway. The gardens are predominantly laid to lawn, have a stone patio area and a path leads to the barn. Comprising a bike store, laundry/utility and gymnasium. Stairs lead to the first floor home office & terrace.

THIS IS A UNIQUE PROPERTY & AN INTERNAL VIEWING IS ESSENTIAL.





GROUND FLOOR

Entrance Hall

Cloakroom WC

5'7" x 2'11" (1.70m x 0.89m)

Living Room

15'0" x 19'9" (4.56m x 6.02m)

Family Room

13'1" x 11'1" (3.99m x 3.38m)

Games Room

11'5" x 10'1" (3.48m x 3.07m)

Dining Area

12'7" x 10'1" (3.84m x 3.07m)

Kitchen Breakfast Room

20'3" x 16'8" (6.17m x 5.07m)

FIRST FLOOR

Landing

Bedroom One

10'9" x 17'7" (3.28m x 5.37m)

Dressing Room

9'5" x 6'11" (2.87m x 2.12m)

En-suite Shower Room

10' x 6'10" (3.05m x 2.08m)

Bedroom Two

13'11" x 13'5" (4.23m x 4.09m)

Bedroom Three

11'1" x 11'4" (3.38m x 3.46m)

Bedroom Four

8'7" x 12'11" (2.62m x 3.93m)

Bathroom

10'1" x 6'1" (3.07m x 1.85m)

EXTERNAL AREA

Rear Garden

125' x 88' (38.10m x 26.82m)

DETACHED BARN

Garden Room

9'7" x 7'7" (2.92m x 2.31m)

Storage Room

9'7" x 7'7" (2.92m x 2.31m)

Utility Room

16'1" x 7'2" (4.90m x 2.18m)

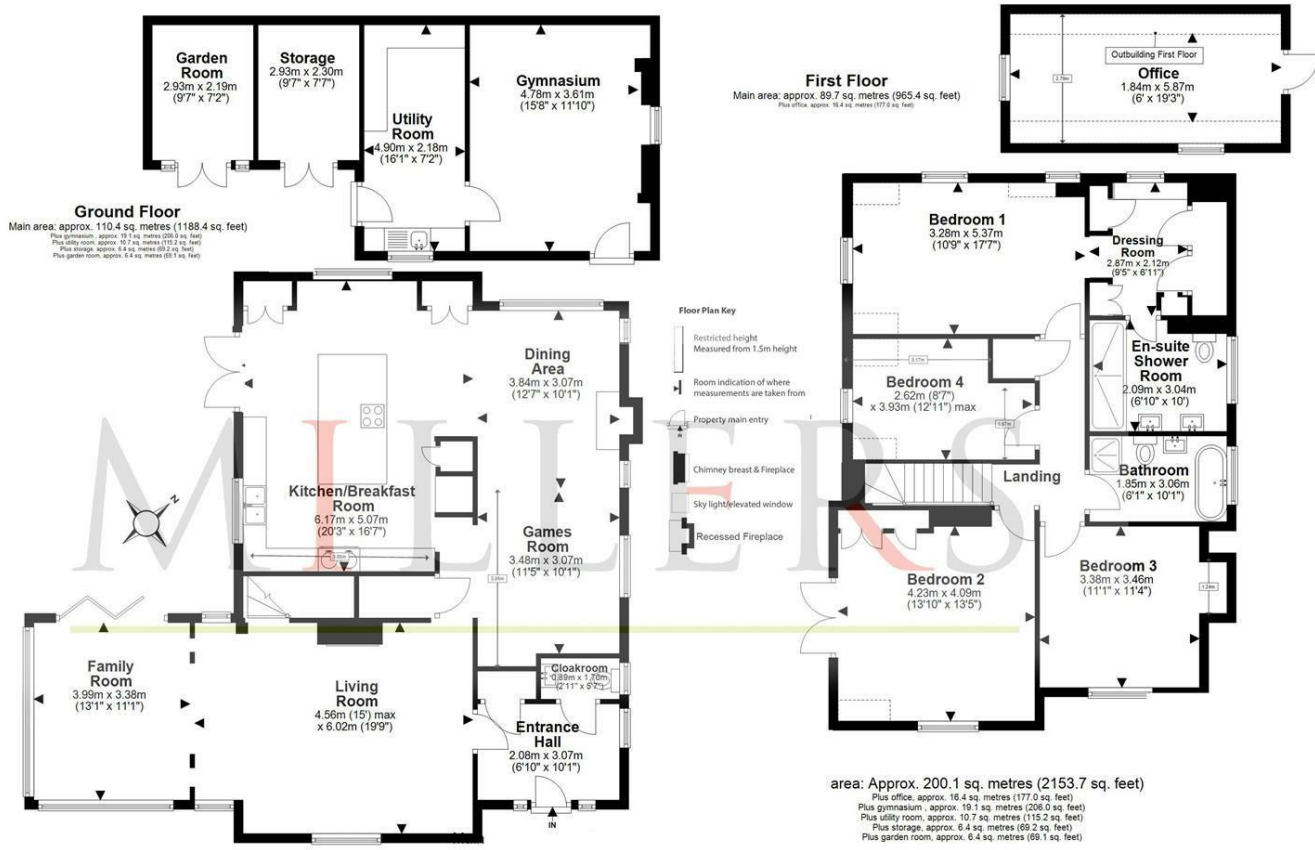
Gymnasium

15'8" x 11'10" (4.78m x 3.61m)

Home Office

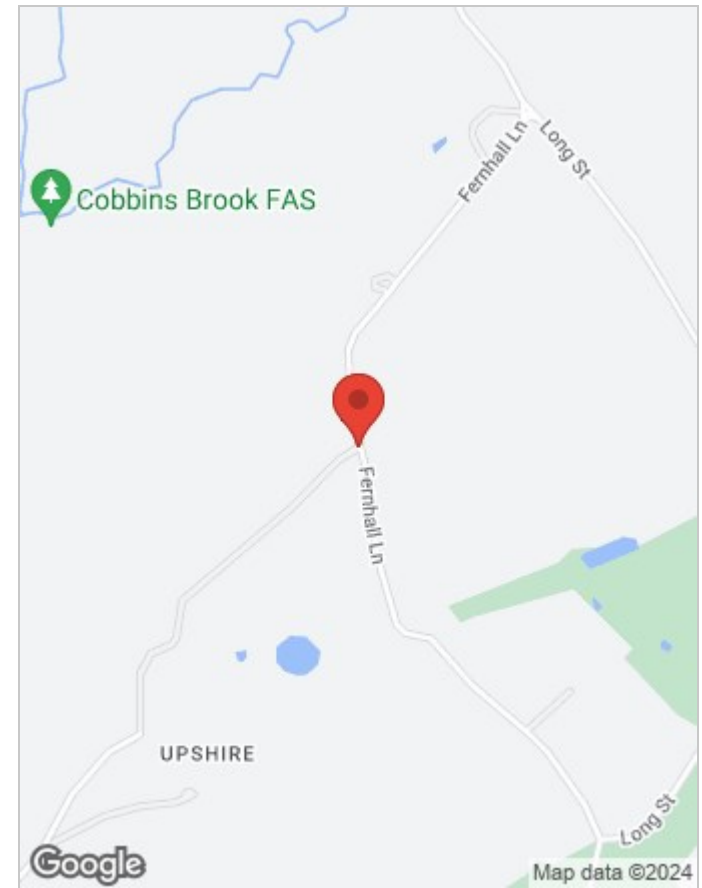
6'0" x 19'3" (1.84m x 5.87m)





Total area including outbuildings: approx. 269.1sq metres (2789.2 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
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

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

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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