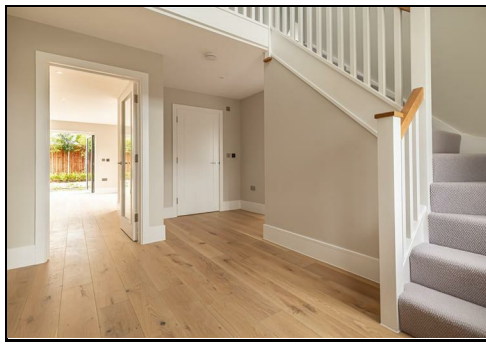




Clovis Close, Lippitts Hill, High Beach, Loughton

Asking Price £1,395,000

MILLERS
NEW HOMES



* THE PERFECT HOUSE FOR ENTERTAINING WITH OPEN PLAN GROUND FLOOR LIVING PLUS 2 FURTHER RECEPTION ROOMS *

Clovis Close is an exclusive gated development accessed via a private road in the ancient Epping Forest. The development comprises two new detached luxury homes in High Beach.

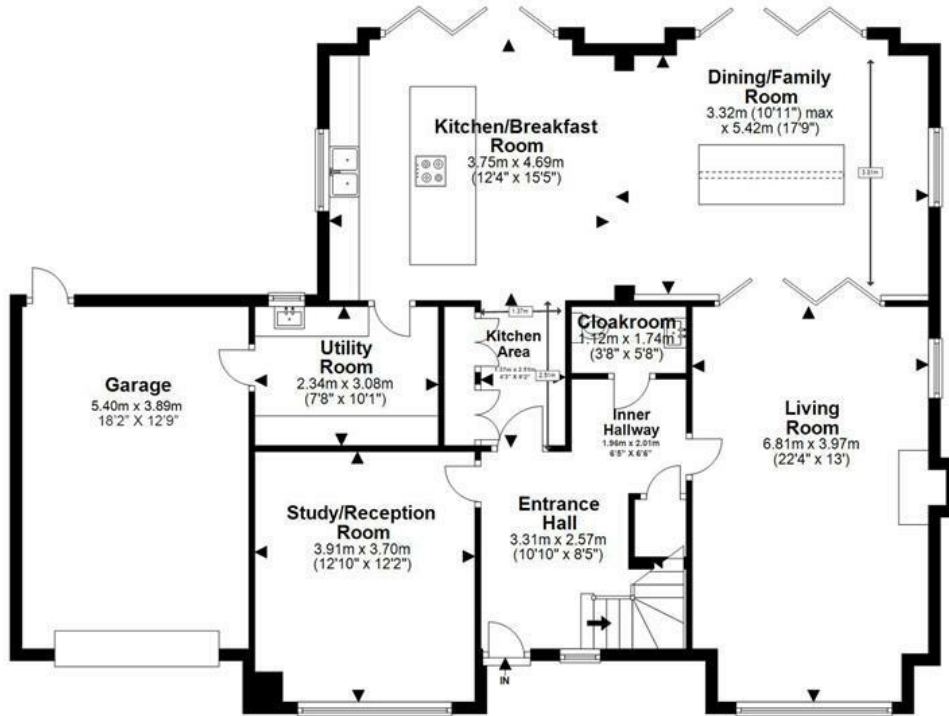
Plot 2 offers The largest of the two properties and offers a stylish interior designed with entertaining in mind and offers a well-fitted kitchen/Breakfast room open to the dining/family room, with BiFold doors to link the living room, double Bi-Fold doors to provide access to the sun terrace and gardens beyond. There is a further reception room to the ground floor which could be used as a TV room/Study/Snug. The first floor offers four bedrooms which include two bedroom suites, two further bedrooms, plus a family bathroom, landing with distant views of Canary Wharf.

Each property offers the highest specification of stylish modern interiors with beautiful finishes including bespoke hand-painted fitted kitchens, stone work surfaces, integrated appliances with its style flowing through into the utility rooms. high-quality sanitary ware. There is underfloor heating throughout both properties with a combination of engineered oak flooring, carpet and tiles. The properties include a single garage fitted with an electric vehicle charging point and offer additional driveway parking. Ultra-fast fibre is fitted directly into the properties as well as an air source heat pump providing powered heating and hot water with outstanding efficiency.

Positioned within ten minutes of Loughton High Road, which boasts excellent transport links into central London. This much sought-after location offers a quiet, tranquil setting with an abundance of green open space, ideally suited to the modern family. The homeowners will enjoy a very peaceful environment being surrounded by Epping Forest and adjacent to The Elms Park and The Owl retirement home.

Ground Floor

Main area : approx. 111.2 sq metres (1197 sq feet)
 Plus garages, approx. 21.4 sq. metres (230.4 sq. feet)



First Floor

Approx. 116.9 sq metres (1257.8 sq feet)



Plot 2 Clovis Close







Total main area : approx. 249.4 sq metres (2454.8 sq feet)

Plus garages, approx. 21.4 sq. metres (230.4 sq. feet)

Total area including garage : approx. 249.4 sq metres (2685.2 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

Floor Plan Key

-  Restricted height
Measured from 1.5m height
-  Room indication of where
measurements are taken from
-  Property main entry
-  Chimney breast & Fireplace
-  Sky light/elevated window
-  Recessed Fireplace

MILLERS

NEW HOMES



Directions

START: Millers High Street, Epping CM16 4BA. Follow the high road towards Loughton on the B1393. Continue through the forest to the Miller & Carter roundabout. Take the 3rd left towards Woodford Epping New Road/A104. At the Robin Hood roundabout turn right onto Cross Roads. Continue up the hill and past the Church. Turn left onto Mott St and at the triangle turn left onto Church Rd. Continue down the hill onto Lippitts Hill. The road bends right, passing Rose Court & Meadowcroft Gardens development on the left, Continue passing The Owl Pub on the right, Clovis Close is situated a short distance on the right. The entrance is via a gated entrance shared by Pipers Farm. Clovis Close, Lippitts Hill, High Beech, IG10 4FH.

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.

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