



Herb Farm Granaries, London Road

Guide Price £1,300,000

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MILLERS
ESTATE AGENTS

*** BESPOKE GATED DEVELOPMENT * DETACHED FAMILY HOME * VIEWS OF OPEN COUNTRYSIDE * 4 OR 5 BEDROOMS * GARDEN SUMMER HOUSE * APPROX. 2,332 SQ FT VOLUME ***

This detached house is part of a gated development consisting of just five dwellings. It offers scenic views in a semi-rural setting and is conveniently located close to transportation links – Epping Station (3.3 miles) and M11 Hastingwood for Cambridge (0.9 miles).

Upon entering the house, you will be greeted by an impressive hallway that showcases high-quality finishes & spacious, light-filled design. Open-plan kitchen, dining & family room boasts folding doors to the garden, a beautiful breakfast island, white "Shaker" style units with Quartz work surfaces & integrated appliances including a fridge, separate freezer, dishwasher, "SIEMANS" double oven & induction hob. A formal living room features a bay window, brick fireplace with a log burner and ample natural light. "Air" conditioning cools parts of the house including bedroom One and the formal dining room doubles as a ground floor bedroom.

The first floor features a galleried landing with "Velux" windows & a vaulted ceiling, creating a bright & open space. The main bedroom features a Juliette balcony with glass balustrades, providing views of the open countryside & includes a modern en-suite. The remaining bedrooms are generously sized & served by a stylish family bathroom with a four-piece suite.

Outside, the landscaped garden includes a stunning stone terrace, a post and rail fence, a lawn area, and a detached summer house. Additionally, there is ample parking available on the front block paved driveway.

The property is ideally situated on the edge of Thornwood village in a stunning setting which is perfect for the M11 at Hastingwood and the A414 to Chelmsford; yet snuggled in the Essex countryside alongside arable farmland. Thornwood is situated about a 2.5 miles from Epping Town which offers a busy High Street offering a variety of shops, restaurants





GROUND FLOOR

Entrance Hall

Living Room

15'6" x 19'9" (4.72m x 6.01m)

Cloakroom WC

6'2" x 3'3" (1.88m x 0.99m)

Dining Room

15'8" x 11'11" (4.77m x 3.62m)

Utility Room

4'5" x 7'2" (1.35m x 2.19m)

Family Room

17'7" x 19'6" (5.35m x 5.95m)

Kitchen Breakfast Room

18'11" x 12'1" (5.76m x 3.69m)

FIRST FLOOR

Bedroom One

10'2" x 15'4" (3.10m x 4.68m)

En-suite Shower Room

7' x 7'7" (2.13m x 2.31m)

Bedroom Two

10'1" x 12'1" (3.07m x 3.69m)

Bedroom Three

9'9" x 15'0" (2.96m x 4.58m)

Bedroom Four

12'7" x 12'0" (3.84m x 3.66m)

Bathroom

9'2" x 7' (2.79m x 2.13m)

EXTERNAL AREA

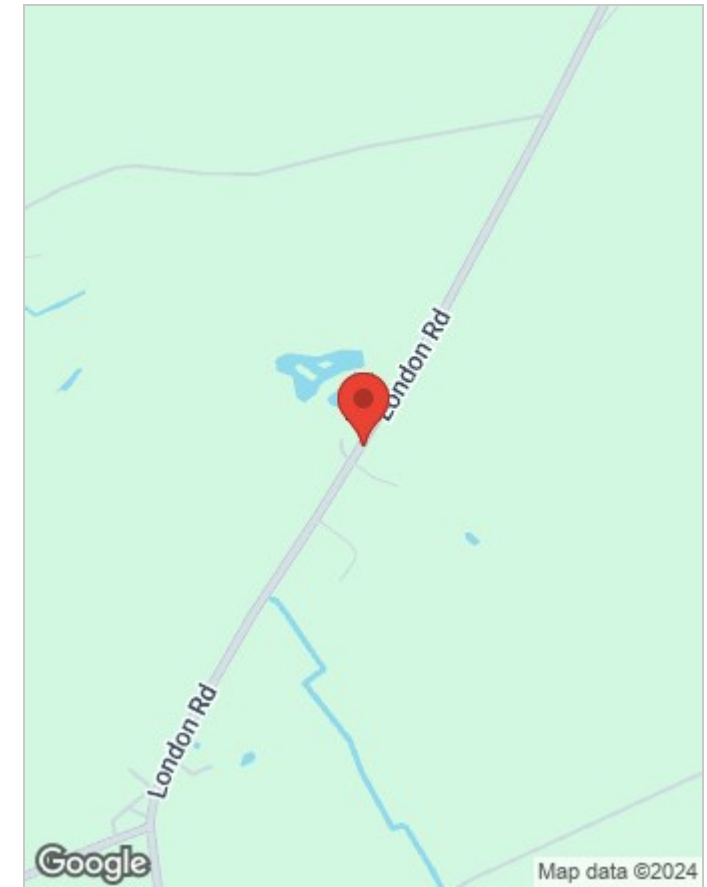
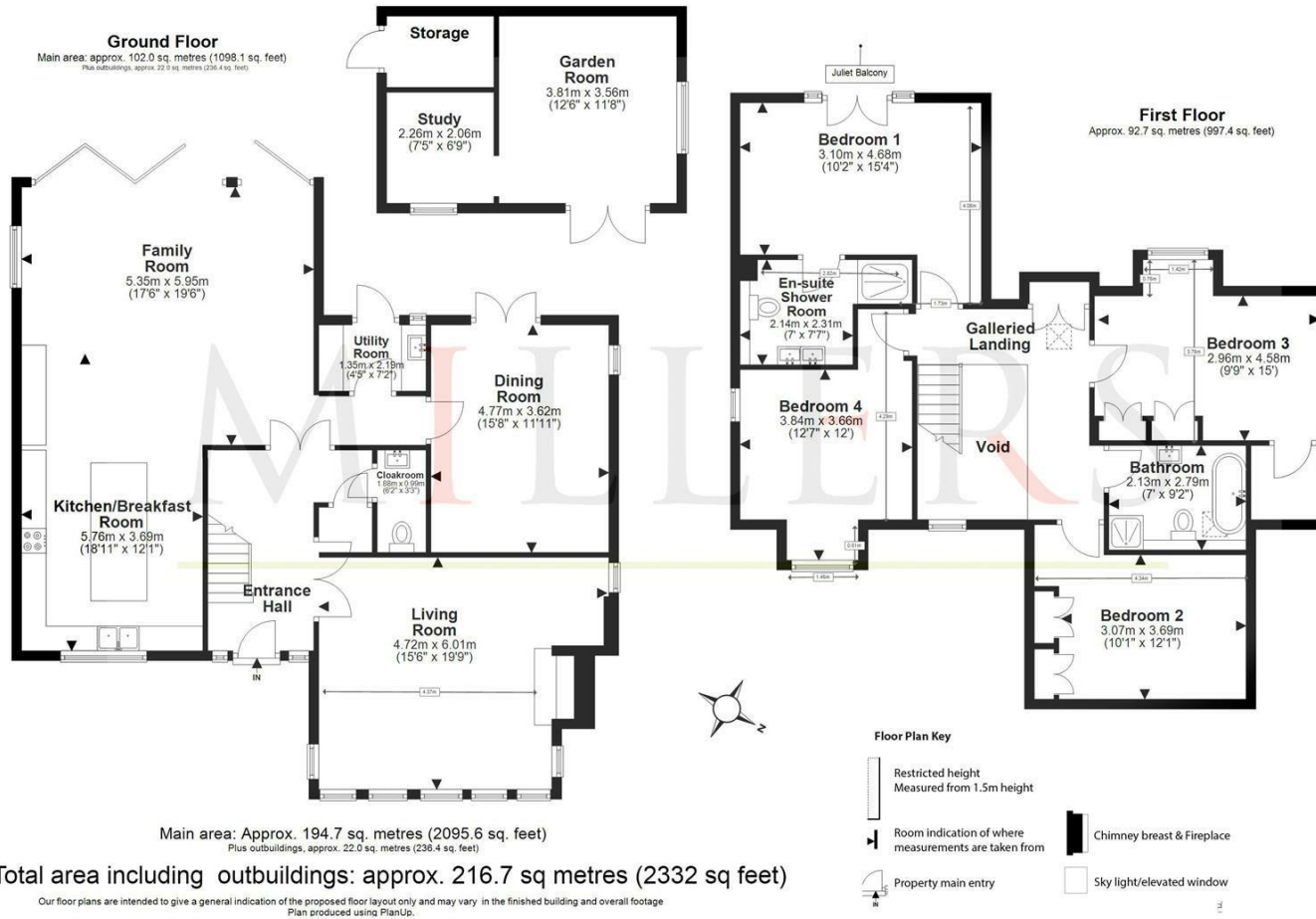
Garden Room

12'6" x 11'8" (3.81m x 3.56m)

Study

7'5" x 6'9" (2.26m x 2.06m)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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

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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