



Flux Lane, Epping

Asking Price £879,995



MILLERS
ESTATE AGENTS

*** BARN CONVERSION * THREE BEDROOMS *
STUNNING SURROUNDINGS * GATED PARKING
AREA * 0.26 ACRE GARDEN PLOT * CHAIN FREE *
GRADE II LISTED ***

A beautifully presented, semi-detached, Grade II listed, converted barn offering extended and character accommodation. The property has been improved in recent years and provides three bedroom family accommodation. The Bothy was originally created during the division and conversion of the original detached farm building. Enjoying a peaceful setting with pleasant countryside views and yet, less than 1 mile; approx 20 mins walk of Epping Station.

Comprising an entrance a stunning living room with a vaulted ceiling featuring an Inglenook fireplace and cast iron spiral stairs leading to the first floor. The living room opens into the family dining space which provides ample natural lighting via folding doors. Leading into the kitchen which offers a range of units with contrasting wooden worktops, built in appliances and space for an American style fridge freezer. Bedrooms two and three are both double in size, have wardrobe cupboards and exposed wood beams. There is a separate shower room with white sanitary ware. The first floor has a large landing area with storage, double bedroom and an En-suite bathroom. The garden features a lodge style building which lends itself to a variety of uses, however it is presently being used as a home office with separate en-suite. The gardens measure approx. 0.26 Acres sq m, are laid to lawn and have views to the rear of farmland. The front driveway is enclosed with electric gates and provides parking for three or four vehicles.

Flux Lane is conveniently placed for open countryside at Stewards Green, parts of Epping Forest and is approx. 0.9 miles to Epping Station. There is a busy high street offering a range of shops, restaurants, bars, and cafes. There are excellent local schools; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School.





GROUND FLOOR

Vaulted Living Room

19'3" x 15'3" (5.87m x 4.66m)

Dining Family Room

11'10" x 23'10" (3.61m x 7.26m)

Kitchen

14'1" x 8'6" (4.29m x 2.58m)

Bedroom Two

14'9" x 9'0" (4.50m x 2.75m)

Bedroom Three

11'3" x 9'2" (3.42m x 2.80m)

Shower Room

6'5" x 5'6" (1.96m x 1.68m)

FIRST FLOOR

Bedroom One

7'1" x 10'4" (2.17m x 3.16m)

En-suite Bathroom

7'4" x 6'2" (2.24m x 1.88m)

EXTERNAL AREA

Office

16'0" x 13'2" (4.88m x 4.02m)

En-Suite Shower Room

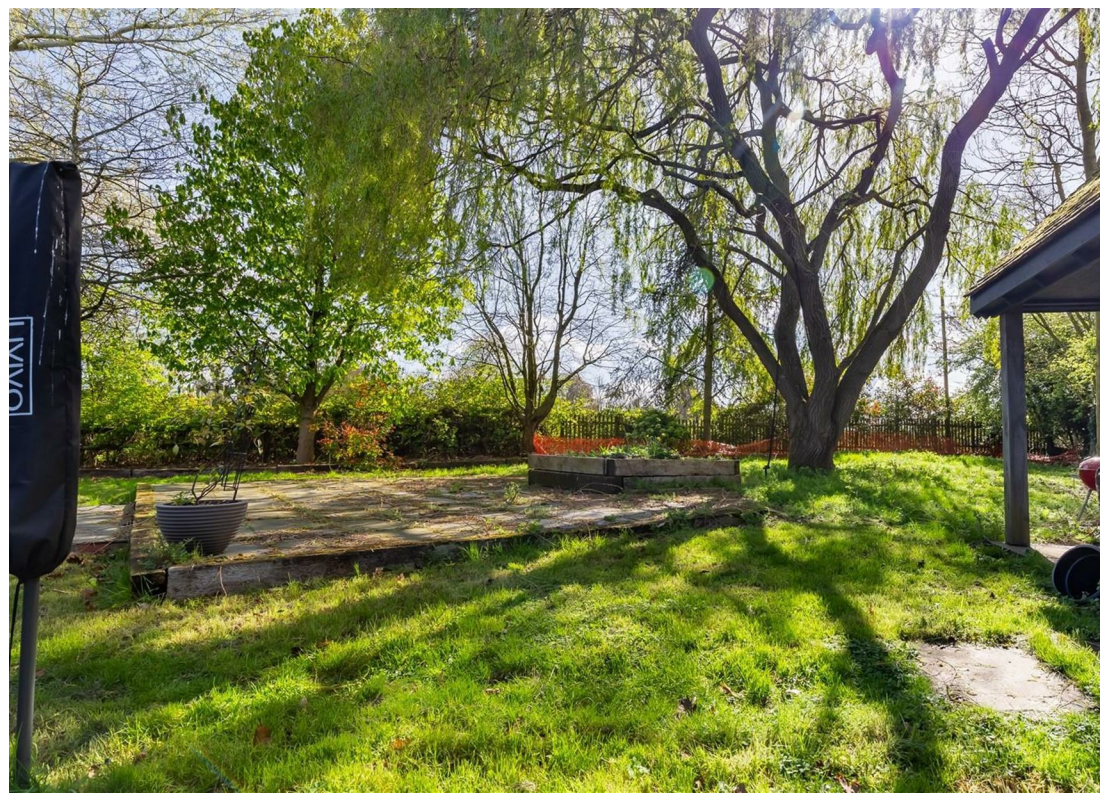
8'2" x 4'7" (2.49m x 1.40m)

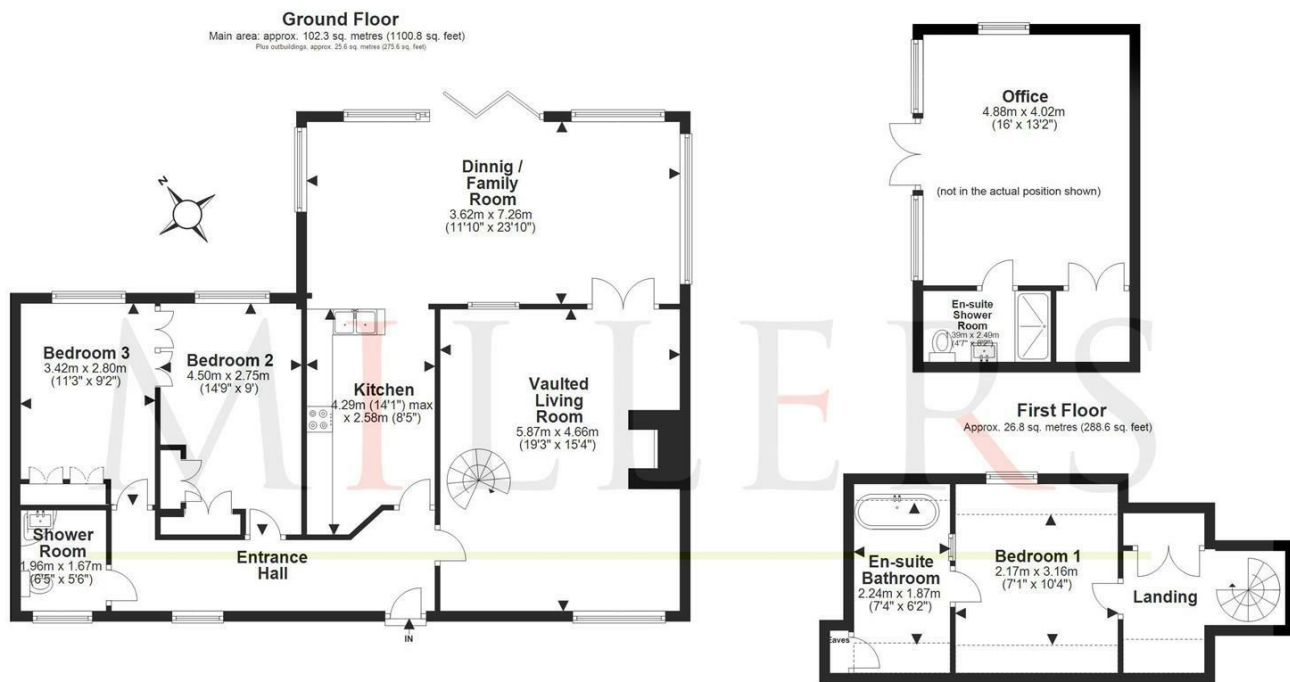
Garden

130' x 62' (39.62m x 18.90m)

Driveway

41'8" x 25'4" (12.70m x 7.72m)

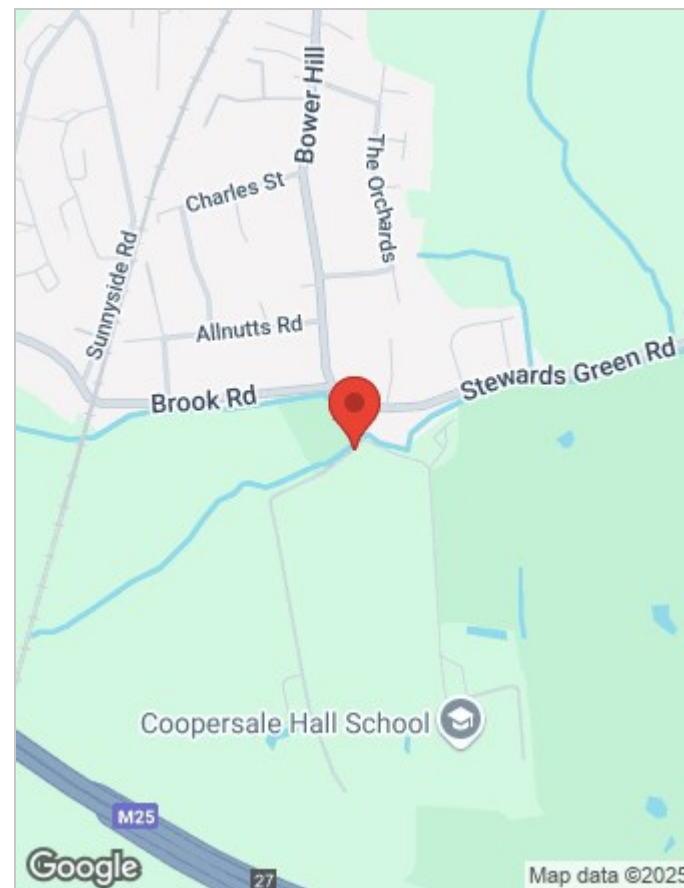




Main area: Approx. 129.1 sq. metres (1389.3 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (275.6 sq. feet)

Total area including outbuildings: approx. 154.7 sq metres (1664.9 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	49		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk