



Flux Lane, Epping

Price Range £800,000 to £875,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £800,000 - £875,000 * BARN
CONVERSION * THREE BEDROOMS * STUNNING
SURROUNDINGS * GATED PARKING AREA * 0.26
ACRE GARDEN PLOT * CHAIN FREE * GRADE II LISTED
*

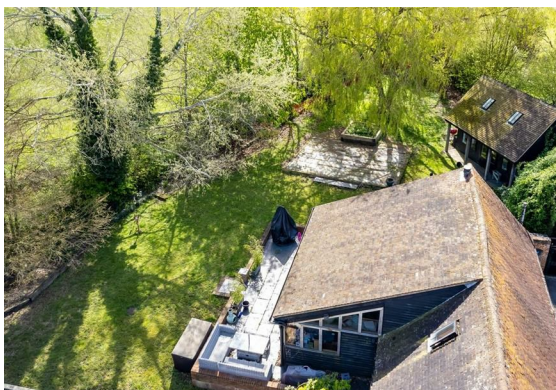
This beautifully presented, semi-detached, Grade II listed converted barn offers extended accommodation full of character. In recent years, the property has been improved & now provides a three-bedroom family home. Originally part of a larger detached farm building, The Bothy enjoys a peaceful setting with pleasant countryside views, while being less than 1 mile (approximately a 20-minute walk) from Epping Station.

The property features an entrance that leads into a stunning living room with a vaulted ceiling, an Inglenook fireplace & cast iron spiral stairs that ascend to the first floor. This living room seamlessly opens into a spacious family dining area that benefits from ample natural light through folding doors. The kitchen is equipped with a range of units, contrasting wooden worktops, built-in appliances & space for an American-style fridge freezer.

Bedrooms 2 & 3 are both double in size, equipped with wardrobe cupboards & showcase exposed wooden beams. There is a separate shower room with modern white sanitary ware. The first floor includes a large landing area with storage, a double bedroom & an en-suite bathroom.

The garden features a lodge-style building that is currently utilized as a home office, complete with its own separate en-suite. The gardens cover approximately 0.26 acres, are primarily laid to lawn & offer views of the surrounding farmland. The driveway is enclosed with electric gates & provides parking for 3 or 4 vehicles.

Flux Lane is conveniently located near open countryside at Stewards Green and parts of Epping Forest, approximately 0.9 miles from Epping Station. The bustling high street offers a variety of shops, restaurants, bars & cafes. There are also excellent local schools, including Epping St. Johns (ESJ), Epping Primary School, Ivy Chimneys & Coopersale.





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

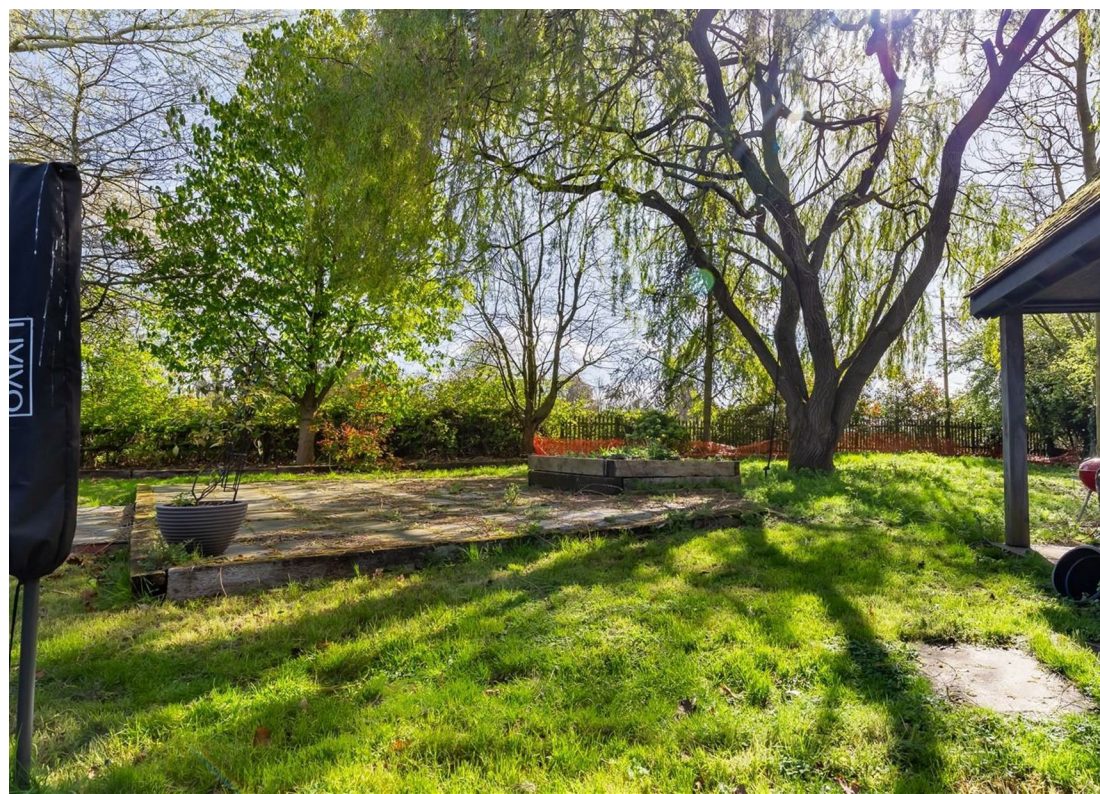
8'2" x 4'7" (2.49m x 1.40m)

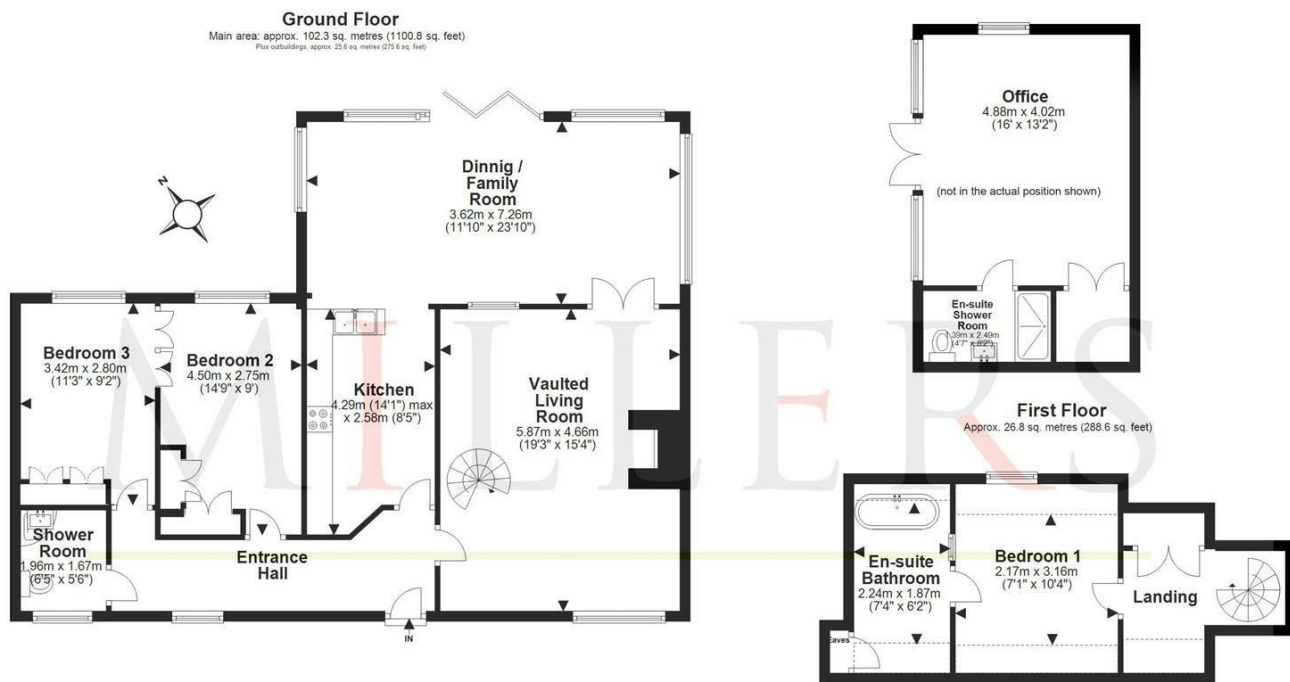
Garden

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

Driveway

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

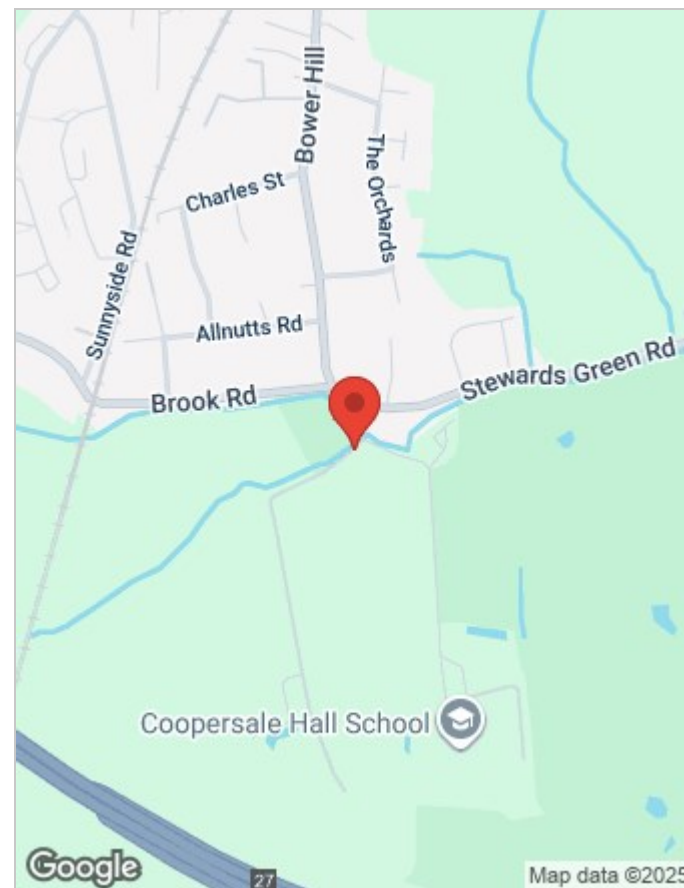




Main area: Approx. 129.1 sq. metres (1389.3 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (275.6 sq. feet)

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		

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