



**Copped Hall Estate, Upshire**  
**Offers Over £800,000 to £895,000**

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**MILLERS**  
ESTATE AGENTS

**\* UNIQUE DETACHED GATE HOUSE \* HISTORIC BUILDING \* EPPING FOREST SETTING \* FORMS PART OF THE COPT HALL ESTATE \* GRADE II LISTED \***

We are pleased to offer this rare opportunity to acquire a unique property and steeped in local history. We are delighted to present "The East Gate Lodge House" that forms part of the main entrance of the prestigious Coppd Hall Estate. This charming home is full of character and enjoys the stunning and historic grounds of the Estate and sits opposite parts of Epping Forest.

Immediately through the gates on the right hand side is the gravelled parking and the entrance via the hedged border. Access to the house is via a formal front door and rear stable door is present. The accommodation comprises a kitchen breakfast room that is entered to the rear of the house. The kitchen breakfast room comprises of white, high gloss units with contrasting worktops. There are built in "BOSCH" appliances and an under stairs storage cupboard. The dining room features a central fireplace, cottage style doors and high ceilings. There is a living room with a formal front door, brick lined fireplace, ornate coving and door leading to the inner hallway. Stairs rise up to the first floor and turn onto the landing. Doors proceed to the bedrooms and a few steps lead down into a fully tiled shower room. Bedroom one has ample space for free standing wardrobes, Georgian style sash windows and a feature fireplace. Bedroom Two also enjoys matching Georgian style sash windows and built in wardrobes.

The private gardens sit directly to the rear of the house and offer a landscaped formal lawns with dwarf hedge borders. There is a patio area and garden path leading down to a covered seating area. A utility shed houses a washing machine, tumble dryer and an outside WC. The external borders are hedge lined and offer perfect privacy.





## GROUND FLOOR

### Kitchen Breakfast Room

12'3" x 9'6" (3.73m x 2.90m)

### Dining Room

13'09" x 11'08" (4.19m x 3.56m)

### Living Room (max)

13'6" x 11'8" (4.14m x 3.58m)

## FIRST FLOOR

### Bedroom One (max)

13'6" x 11'8" (4.14 x 3.58)

### Bedroom Two

10'5" x 10'1" (3.18m x 3.07m)

### Shower Room

10'3" x 4'4" (3.12m x 1.32m)

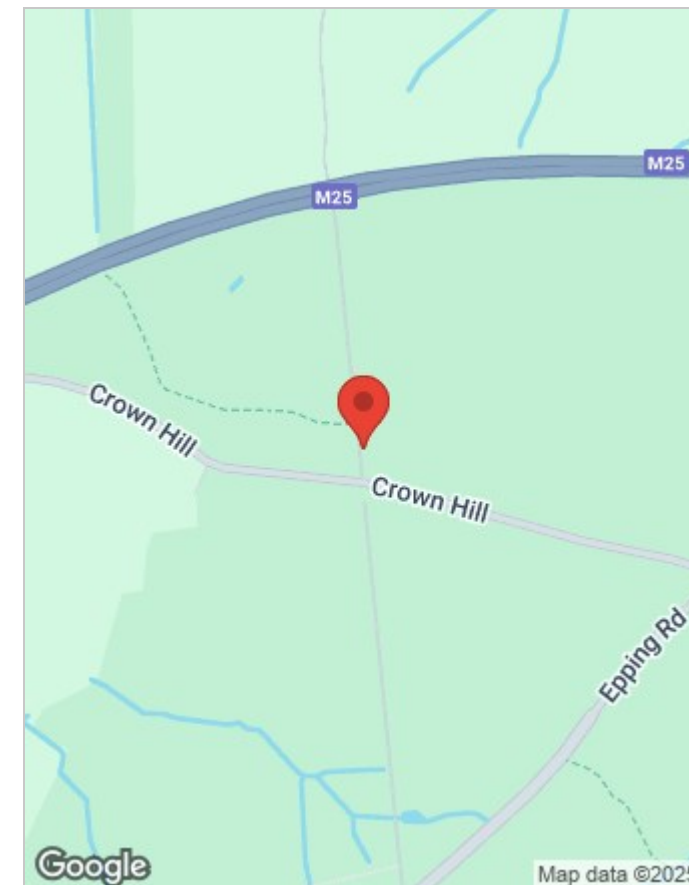
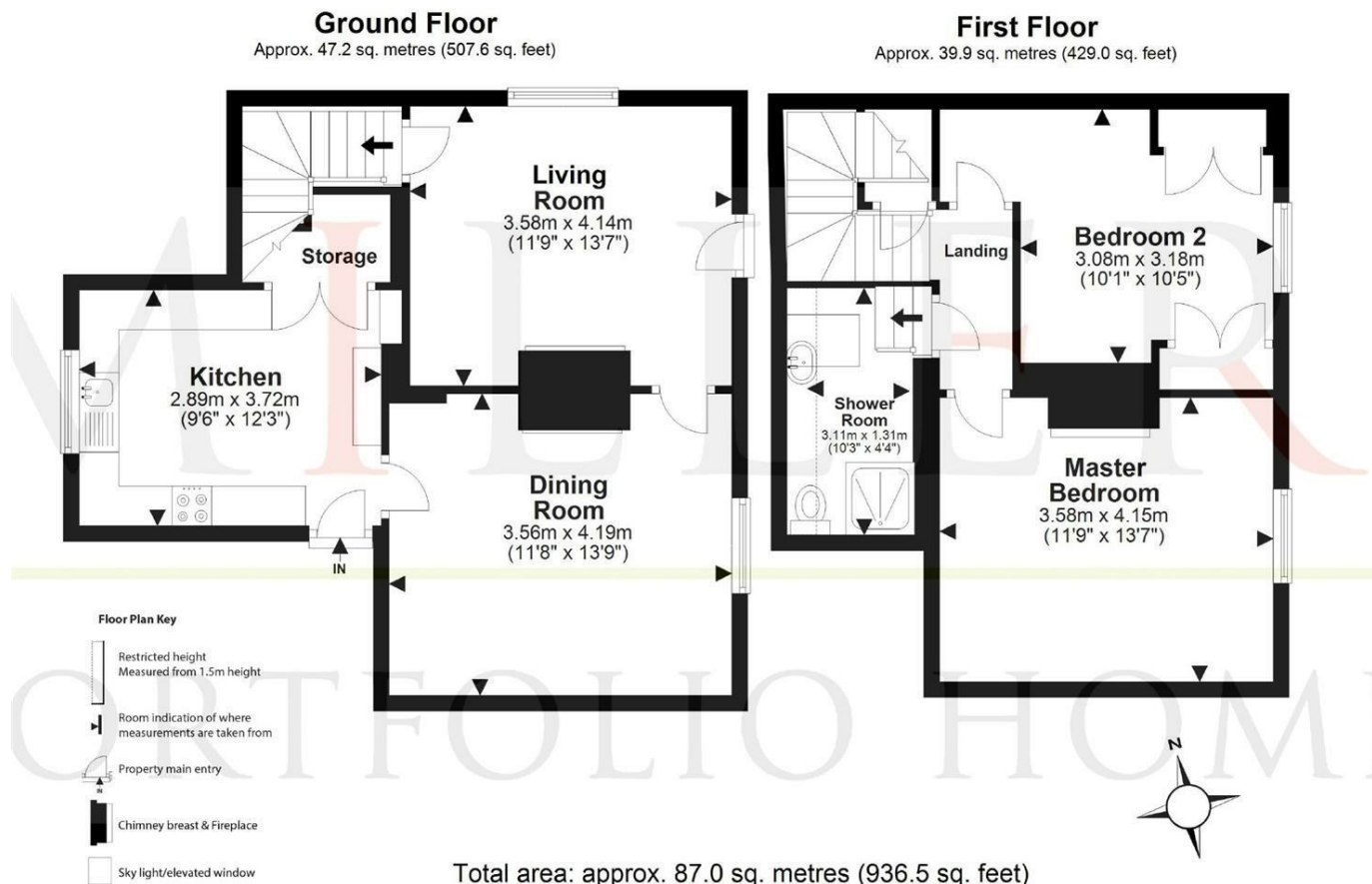
## EXTERNAL AREA

### Rear Garden

112'6" x 60'8" (34.29m x 18.49m)

### Utility Shed





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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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