



Fernhall Lane, Upshire

Price Range £1,250,000 to £1,300,000



MILLERS
ESTATE AGENTS

**** PRICE RANGE: £1,250,000 to £1,300,000 ****
BEAUTIFULLY PRESENTED * THREE RECEPTIONS *
FOUR BEDROOMS * APPROX: 2,789.2 SQ FT *
STUNNING LOCATION * DETACHED BARN /
WORKSHOP *

We are pleased to offer this outstanding detached family residence, providing almost 2,800 sq. ft of detached accommodation which is arranged over two floors. This stunning clock house provides a very private and rural lifestyle; yet is a short drive to stations serving London at Epping, Theydon Bois & Loughton. The Fernhall loop is a very popular position in the village of Upshire, positioned on the borders of the historic market town of Epping, parts of Epping Forest & High Beech.

The beautifully finished accommodation is immaculately presented and offers four generous bedrooms, four receptions areas, a detached barn and stunning gardens. The reception hall leads to a cosy living room and a spacious conservatory. The games room opens into the dining area and the fully kitchen breakfast room finished with granite worktops and features a separate island with and built in appliances and an "AGA". The first floor landing leads to the four individual bedrooms including a stunning master suite featuring an En-suite bathroom and dressing room. Bedroom two features a balcony overlooking the gardens and scenic farmland views. There is a beautifully finished four-piece family bathroom completed in white.

Located in this stunning rural setting of open countryside and arable farmland, enjoying a beautiful plot of approx. 144' x 93' and having a rear garden measuring 125' x 90'. The gated grounds offer privacy and a spacious feel, and provide ample parking on a block paved driveway. The gardens are predominantly laid to lawn, have a stone patio area and a path leads to the barn. Comprising a bike store, laundry/utility and gymnasium. Stairs lead to the first floor home office & terrace.

THIS IS A UNIQUE PROPERTY & AN INTERNAL VIEWING IS ESSENTIAL.





GROUND FLOOR

Entrance Hall

Cloakroom WC

5'7" x 2'11" (1.70m x 0.89m)

Living Room

15'0" x 19'9" (4.56m x 6.02m)

Family Room

13'1" x 11'1" (3.99m x 3.38m)

Games Room

11'5" x 10'1" (3.48m x 3.07m)

Dining Area

12'7" x 10'1" (3.84m x 3.07m)

Kitchen Breakfast Room

20'3" x 16'8" (6.17m x 5.07m)

FIRST FLOOR

Landing

Bedroom One

10'9" x 17'7" (3.28m x 5.37m)

Dressing Room

9'5" x 6'11" (2.87m x 2.12m)

En-suite Shower Room

10' x 6'10" (3.05m x 2.08m)

Bedroom Two

13'11" x 13'5" (4.23m x 4.09m)

Bedroom Three

11'1" x 11'4" (3.38m x 3.46m)

Bedroom Four

8'7" x 12'11" (2.62m x 3.93m)

Bathroom

10'1" x 6'1" (3.07m x 1.85m)

EXTERNAL AREA

Rear Garden

125' x 88' (38.10m x 26.82m)

DETACHED BARN

Garden Room

9'7" x 7'7" (2.92m x 2.31m)

Storage Room

9'7" x 7'7" (2.92m x 2.31m)

Utility Room

16'1" x 7'2" (4.90m x 2.18m)

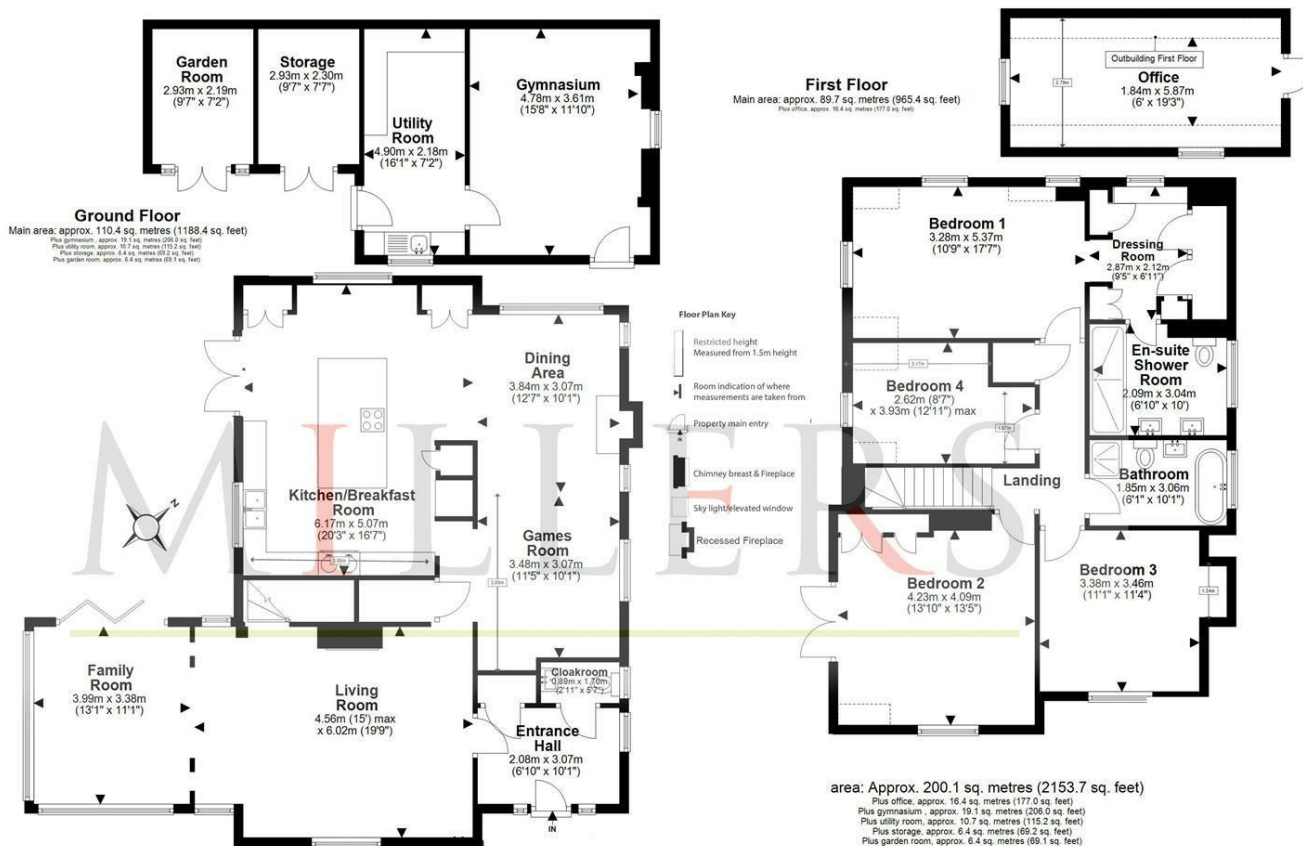
Gymnasium

15'8" x 11'10" (4.78m x 3.61m)

Home Office

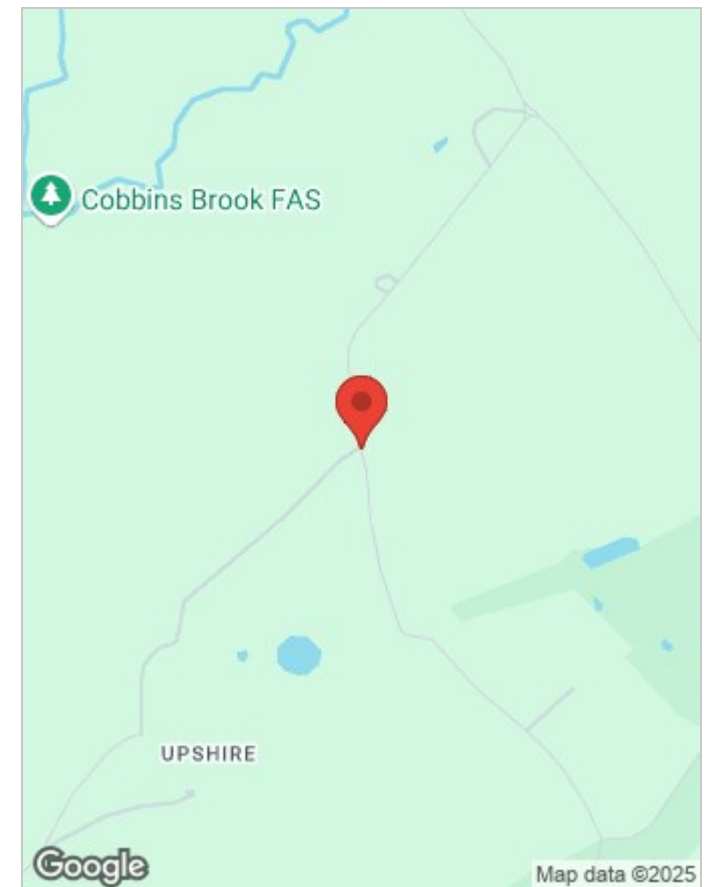
6'0" x 19'3" (1.84m x 5.87m)





Total area including outbuildings: approx. 269.1sq metres (2789.2 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
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			(92 plus) A		
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		