



Church Hill, Epping

Asking Price £1,699,999



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This stunning Victorian detached property exudes timeless elegance and period charm. Finished in yellow brick with a grey slate roof, it offers approximately 3,492 sq ft of living space. Located in the prestigious Church Hill conservation area, this home presents a rare opportunity to acquire an exceptional and spacious family residence that beautifully blends local history with character.

The ground floor features an entrance hall that leads to five reception rooms. Among these is a front-facing living room adorned with a high ceiling, ornate cornicing, and a magnificent fireplace. The elegant dining room also boasts high ceilings, impressive wooden flooring, and an additional fireplace. The sizable kitchen and breakfast room are highlighted by a central AGA, along with ample work surfaces and cabinetry. Adjacent to the kitchen, you'll find a practical boot room and pantry. There's also a cozy sitting room that overlooks the rear garden, a fantastic orangery, and a central family room. A standout feature of the home is the useful cellar, perfect for wine storage.

On the first floor, a galleried landing with beautiful solid hardwood doors leads to five generous double bedrooms. This includes two large front-facing double bedrooms, each featuring sash windows, picture rails, and built-in wardrobes. There are two bathrooms located at each end of the landing, as well as a separate WC. The three additional bedrooms showcase unique features, including period sash windows, ample floor space, storage areas, and wardrobes.

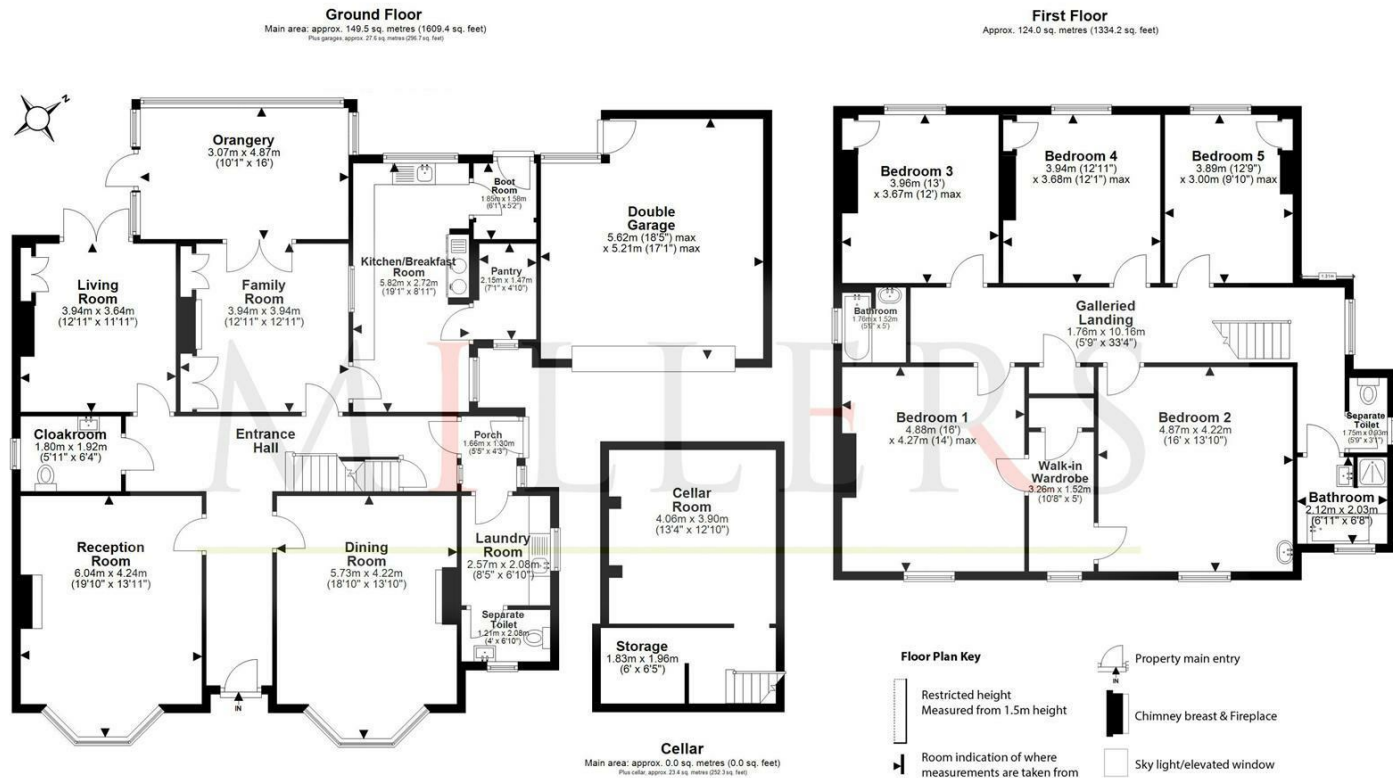
Externally, the property boasts beautiful front and back gardens, providing a private sanctuary with mature shrubs, bushes, spacious lawns, and perennial plants. The property is enclosed by wrought iron railings and a gate, features a gravel driveway offering ample parking, and includes a detached garage.





- Reception Room**
19'10" x 13'11" (6.04m x 4.24m)
- Dining Room**
18'10" x 13'10" (5.73m x 4.22m)
- Cloakroom WC**
4' x 6'10" (1.22m x 2.08m)
- Living Room**
12'11" x 11'11" (3.94m x 3.64m)
- Family Room**
12'11" x 12'11" (3.94m x 3.94m)
- Orangery**
16' x 10'1" (4.88m x 3.07m)
- Kitchen Breakfast Room**
19'1" x 8'11" (5.82m x 2.72m)
- Pantry**
7'1" x 4'10" (2.15m x 1.47m)
- Boot Room**
6'1" x 5'2" (1.85m x 1.57m)
- Side Porch**
5'5" x 4'3" (1.65m x 1.30m)
- Laundry Room**
8'5" x 6'10" (2.57m x 2.08m)
- Separate Toilet**
4' x 6'10" (1.22m x 2.08m)
- Cellar Room**
13'4" x 12'10" (4.06m x 3.90m)
- Store Room**
6' x 6'5" (1.83m x 1.96m)
- Galleried Landing**
33'4" x 5'9" (10.16m x 1.75m)
- Bedroom One**
16'0" x 14'0" (4.88m x 4.27m)
- Walk-in Wardrobe**
10'8" x 5' (3.25m x 1.52m)
- Bedroom Two**
16'0" x 13'10" (4.87m x 4.22m)
- Bedroom Three**
13'0" x 12'0" (3.96m x 3.67m)
- Bedroom Four**
12'11" x 12'1" (3.94m x 3.68m)
- Bedroom Five**
12'9" x 9'10" (3.89m x 3.00m)
- Bathroom**
6'8" x 6'11" (2.03m x 2.11m)
- Separate Toilet**
3'1" x 5'9" (0.94m x 1.75m)
- Bathroom Two**
6'11" x 6'8" (2.11m x 2.03m)
- Double Garage**
18'5" x 17'1" (5.62m x 5.21m)





Main area: Approx. 273.5 sq. metres (2943.7 sq. feet)
Plus garages, approx. 27.6 sq. metres (296.7 sq. feet)
Plus cellar, approx. 23.4 sq. metres (252.3 sq. feet)

Total area including garages and outbuildings: approx. 324.5 sq metres (3492.7 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

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	