



Epping Green | Essex | CM16 6PU

 FINE & COUNTRY

STEP INSIDE

Epping Green

Surrounded by open fields and woodland on the fringes of Epping Forest, this exceptional three storey detached house offers beautifully proportioned living accommodation. Set within the prestigious village of Epping Green, this detached house was originally constructed in 2017 and has since been complemented by a superb, garden/games room outbuilding, designed in harmony with the main house and finished with an elegant weatherboard façade.

Everything about this house is on an impressive scale, making it ideal for modern family living, including, five double bedrooms and a magnificent 38 ft. kitchen/breakfast room create a sense of grandeur throughout. The house is approached via automatic wrought iron gates opening onto a block paved driveway with parking for four to five vehicles, alongside a detached double garage, currently utilised as a gym, with an electric roller door and access to the porch.

The porch leads into a welcoming, part double height entrance hall with its galleried landing and cloakroom. To one side is a spacious study, while to the other lies an elegant dual aspect sitting room with a charming fireplace. To the rear is the kitchen/breakfast room, with an impressive space and features a lantern skylight and a wall of bi fold doors opening to the terrace, creating a seamless transition between indoor and outdoor living.

The kitchen/breakfast room is fitted with attractive shaker style cabinetry and high end appliances, including an induction hob set within the central island and breakfast bar. There is ample room for a substantial dining table, access to the fitted utility room, and further double doors leading to the stylish family room with its contemporary raised fireplace and inset television.

The first floor galleried landing includes a relaxing seating area, an airing cupboard, the smart family bathroom and four double bedrooms, all with fitted wardrobes, and two benefitting from modern en-suite shower rooms.

The luxurious second floor forms the principal suite: a nearly 34 ft. bedroom with an arched bay window, a seating area with captivating panoramic views. This level also offers a fitted dressing room, a sumptuous en-suite bathroom and a useful study area.

Outside, the rear terrace spans the full width of the house and extends towards the remarkable garden/games room. This detached building features a vaulted, beamed ceiling, a fully equipped bar and a shower room, with an adjacent pergola covered hot tub area. Beyond, a manicured lawn is bordered by mature shrubs and high hedging, providing excellent privacy.









SELLER INSIGHT

“ We have thoroughly enjoyed living in this wonderful home and were delighted to add the garden/games room, which has become a firm favourite with family and friends. The setting is exceptionally peaceful, with beautiful countryside walks on the doorstep, and nearby Epping Upland offers a very good primary school.

The home is ideally positioned for Epping town centre, with its charming period buildings, weekly market, an array of restaurants, bars and shops, two primary schools, a prep school and a respected secondary school. Local leisure amenities include cricket and football clubs, Epping and Theydon Bois golf courses, and the Hobbs Cross Golf Centre. Epping Forest offers superb cycling, walking and equestrian routes. The Central Line from Epping station provides direct access to London Liverpool Street in approximately 30 minutes.

The villages of Theydon Bois and Loughton are also within easy reach, while the M25 (for Heathrow and Gatwick) and the M11 (for Stansted) are a short drive away, ensuring excellent transport connectivity.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Education

Primary School:
Epping Upland Primary
01992 572087
Epping Primary
01992 572408
Coopersale Hall (independent)
01992 577133

Secondary School:
Epping St John's School
01992 573028
Coopersale Hall (Independent)
01992 577133
Oaklands School (Independent)
02085 083517

Healthcare

The High Street Surgery
01992579270
Limes Medical Centre
01992566501
St Margaret's Hospital
01992561666

Travel Information

Epping Station
Theydon Bois Station
Canary Wharf
Stansted Airport

Leisure Clubs & Facilities

Epping Golf Course
Hobbs Cross Golf Centre
Theydon Bois Golf Club
Epping Cricket Club
Epping Tennis Club
Epping Bowls Club
Loughton Leisure Centre

4.1 miles
5.3 miles
22.4 miles
17.2 miles

01992572289
01992561661
02085022923
01992561147
02032255460

Entertainment

Pubs and Restaurants
Haywards
Forest Kitchen
Dada Café

Local Attractions & Landmarks

Epping Forest
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm
Lee Valley White Water Park
Epping Ongar Railway

Ground Floor

Entrance Porch
Entrance Hall 13'1 x 20'4
Cloakroom
Study 16'1 x 13'5
Sitting Room 16'2 x 25'9
Family Room 16'1 x 17'0
Kitchen/Breakfast Room 38'4 x 17'8
Utility Room 8'1 x 12'8

First Floor

Galleried Landing
Bedroom 2 16'1 x 15'2
En-Suite Shower Room
Bedroom 3 12'8 x 14'5
En-Suite Shower Room
Bedroom 4 16'1 x 15'1
Bedroom 5 16'2 x 9'8
Family Bathroom

Second Floor

Landing
Study Area 9'4 x 21'11
Principal Bedroom 13'11 x 33'9
En-Suite Dressing Room 9'4 x 11'1
En-Suite Bathroom

Outbuilding

Garden/Games Room 14'2 x 28'7
Shower Room

Outside

Double Garage 22'3 x 20'7
Off Street Parking
Rear Garden



TOTAL: 4375 sq. ft, 407 m²
GROUND FLOOR: 2094 sq. ft, 195 m², FIRST FLOOR: 1474 sq. ft, 137 m², SECOND FLOOR: 807 sq. ft, 75 m²
EXCLUDED AREAS: DOUBLE GARAGE: 458 sq. ft, 43 m², GARDEN ROOM: 405 sq. ft, 37 m²

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



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