



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.

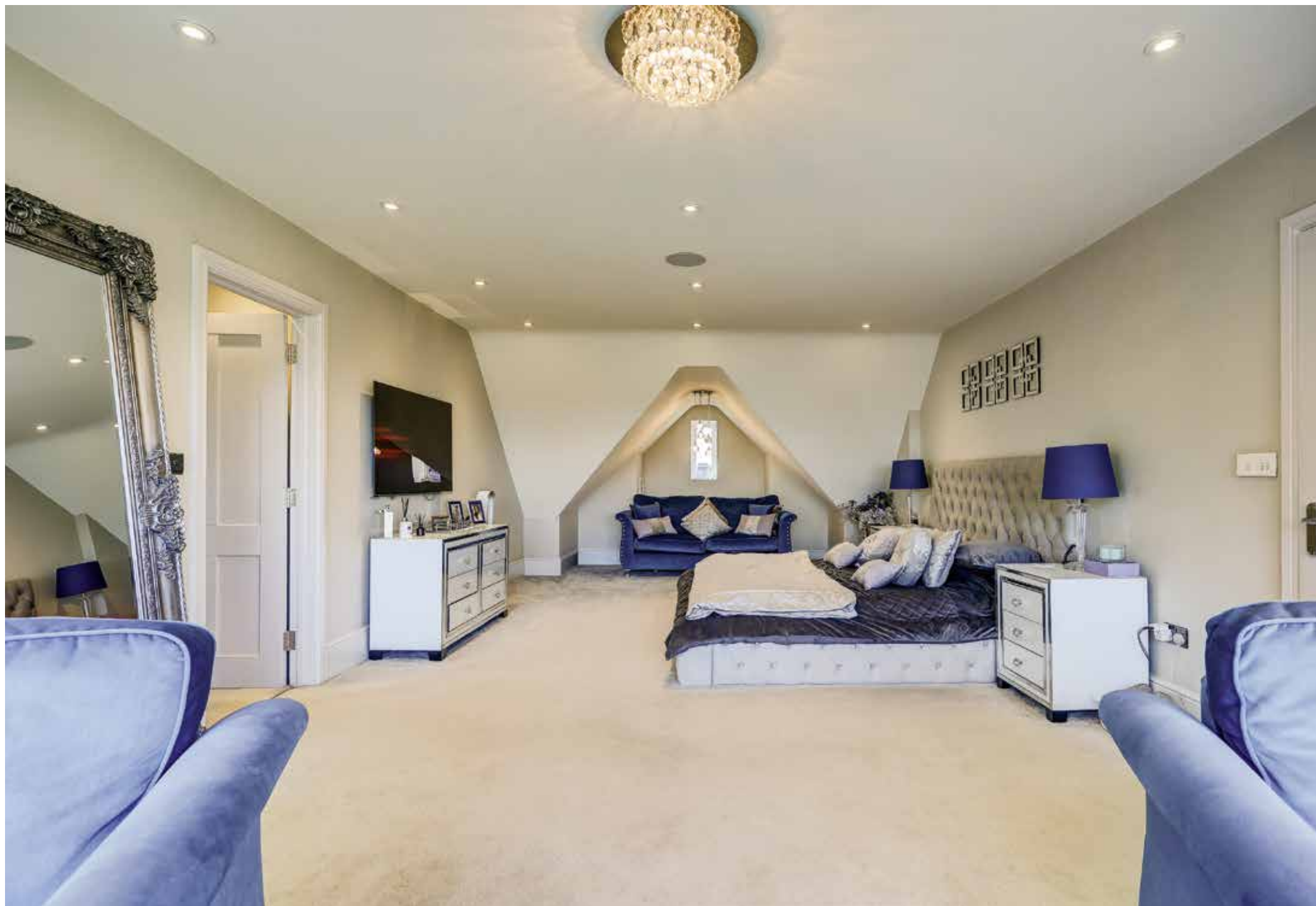
The first floor galleried landing includes a relaxing seating area, an airing cupboard, the smart family bathroom and four double bedrooms, all with fitted wardrobes, and two benefitting from modern en-suite shower rooms.

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

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

Travel Information

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|----------------------|
| Epping Station |
| Theydon Bois Station |
| Canary Wharf |
| Stanstead Airport |

Leisure Clubs & Facilities

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|-------------------------|
| 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 | 01992 577350 |
| Forest Kitchen | 01992 611993 |
| Dada Café | 01992 560729 |

Local Attractions & Landmarks

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|-----------------------------|
| 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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