



Lower Bury Lane

Epping, CM16 5HA

Council Tax band: G

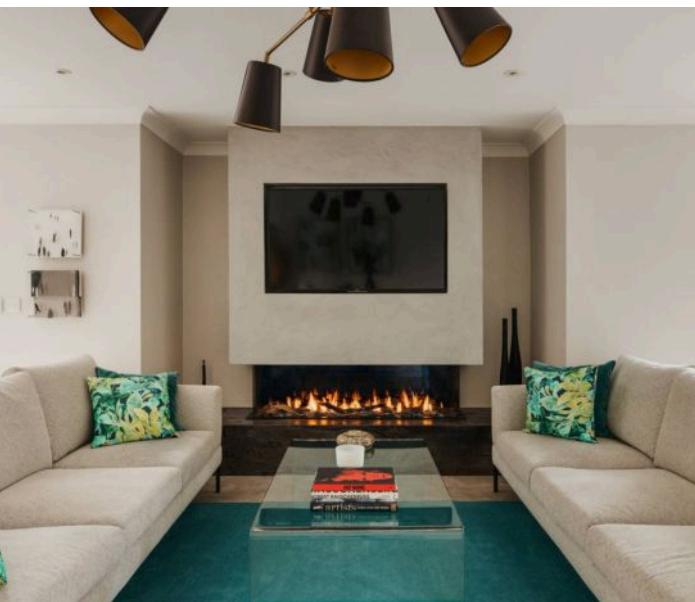
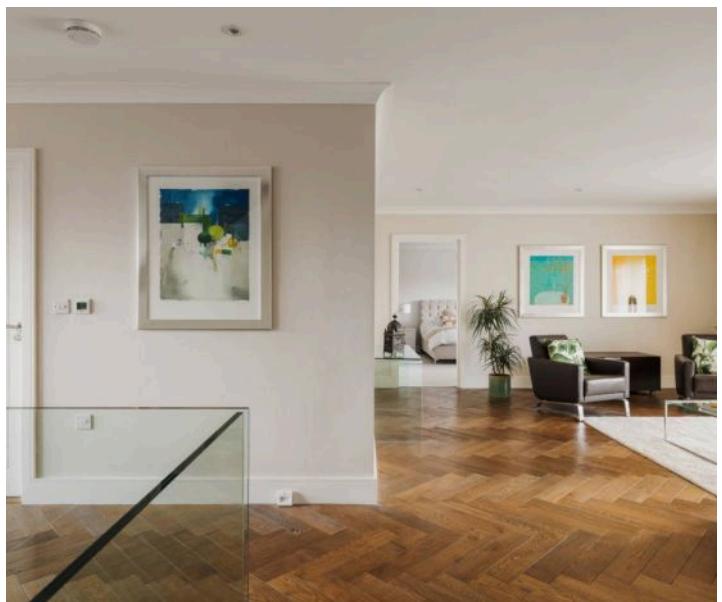
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Detached family home
- Five bedrooms
- Five bathrooms
- Cinema room
- South-west facing garden
- Parking for several cars





11 Lower Bury Lane

Epping

An exceptional, architecturally refined detached residence extending to approximately 4,900 sq ft, located on Lower Bury Lane, widely regarded as one of Epping's most prestigious and desirable addresses.

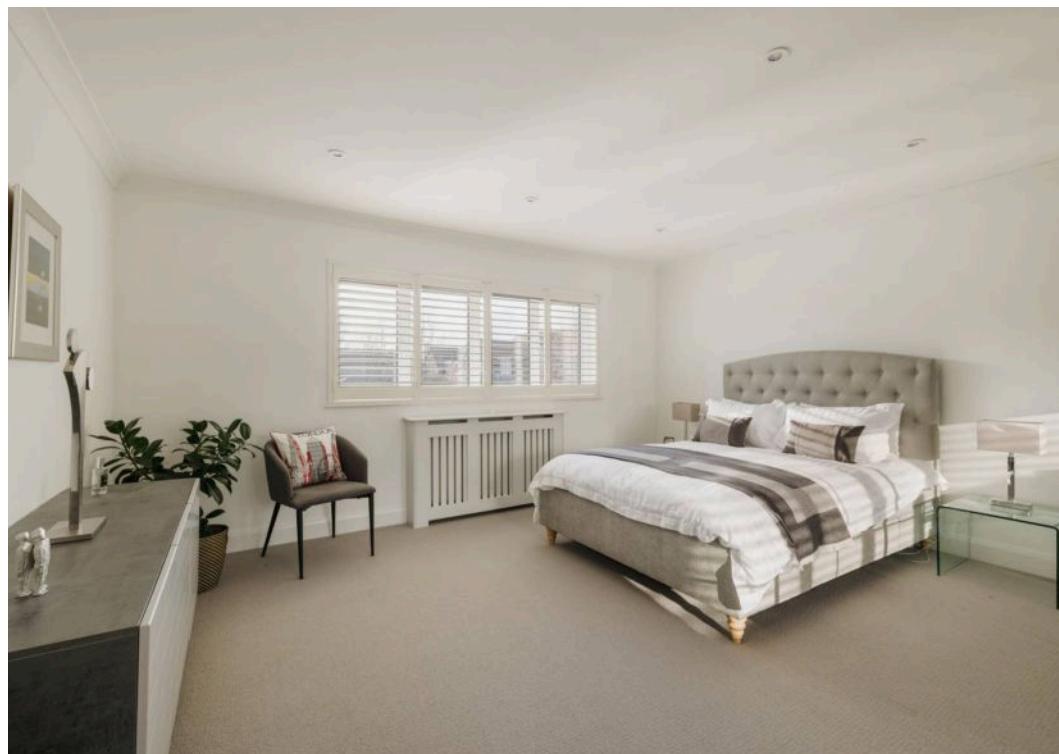
From the moment you step inside, the entrance hall sets the benchmark. A dramatic double-height ceiling creates an immediate sense of space, complemented by oak herringbone flooring and a striking glass staircase rising to the upper floors.

The ground floor has been designed around modern family living and entertaining. At its heart sits a substantial open-plan kitchen, dining and living space that naturally draws people together. The bespoke kitchen is beautifully appointed with a Silestone Calacatta Gold island incorporating informal seating, a sunken Barazza gas hob, Siemens Studioline double ovens, integrated dishwasher, Quooker boiling water tap and a Fisher & Paykel double-width fridge. A separate utility room provides further practicality, while a custom-built integral double garage completes this area of the home.

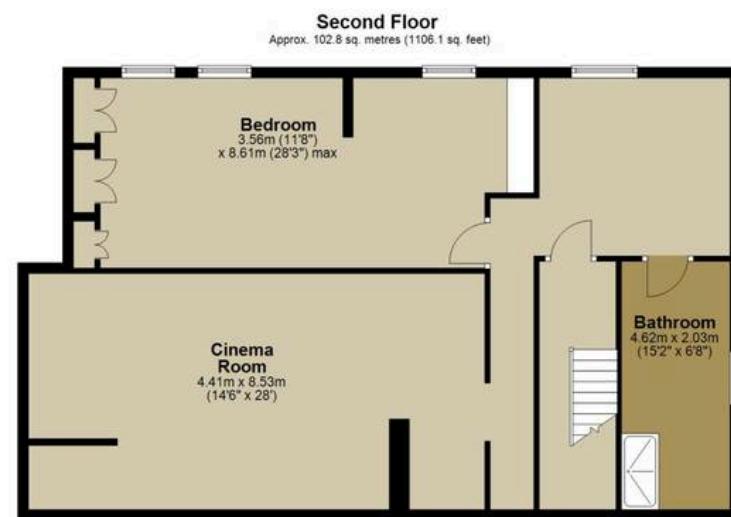
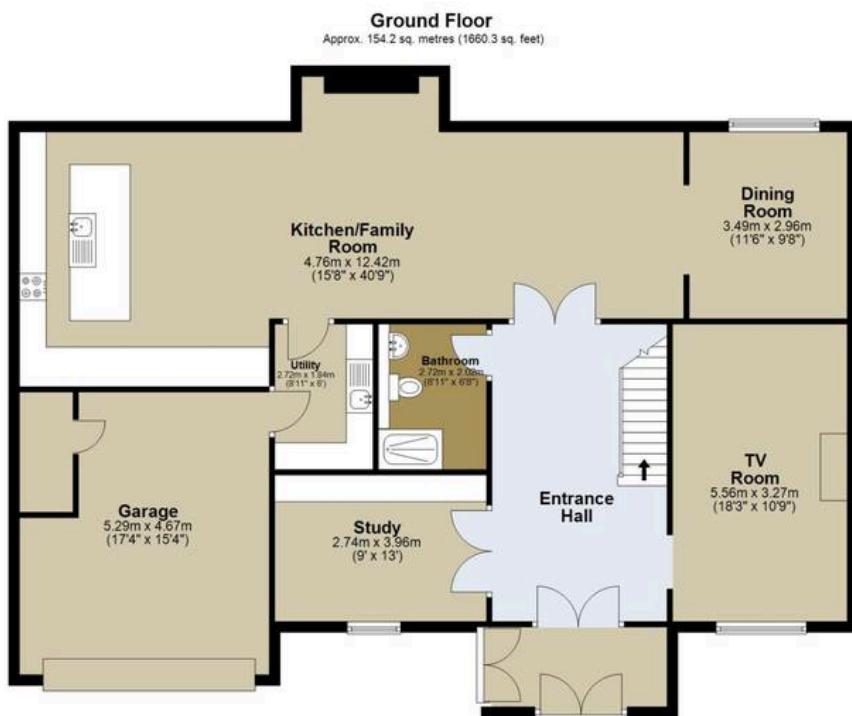
To the front, a refined reception room offers a more formal setting, featuring herringbone flooring and an elegant fireplace. A separate study, fitted with bespoke cabinetry, provides a calm and functional workspace. A stylish wet-room shower with polished hexagon marble and porcelain tiling serves the ground floor.

The first floor opens into a generous landing and reception space, flooded with natural light via full-height, south-west facing glazing. Ambient lighting features throughout, enhancing the architectural feel









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