

BUTLER & STAG



The Lodge, Theydon Mount  
Epping

Guide Price £1,900,000



## The Lodge

Theydon Mount, Epping

Guide Price £1,900,000 - £2,100,000 An exceptional and substantial detached family home extending to approximately 5,160 sq ft, set within approximately 6 acres of grounds, beautifully positioned on Mount Road and offering incredibly versatile accommodation arranged over three floors, including a generous basement level and an integral double garage.

- Spacious Kitchen/Dining Area
- Games Room/Cinema Room
- Stunning Throughout
- Four/Five Bedrooms
- Double Garage
- Detached Family Home Set Over Three Floors



The property opens into a welcoming entrance hall which leads to the heart of the home: an impressive open-plan lounge/diner with ample space for both relaxed family living and entertaining. This flows seamlessly into the adjoining sitting room, with both reception spaces enhanced by two stunning log-burning fires, creating warm and inviting focal points. The ground floor also benefits from a high-quality kitchen fitted with premium Miele appliances, a guest WC, and the comfort of underfloor heating throughout, providing a sleek aesthetic and consistent warmth.

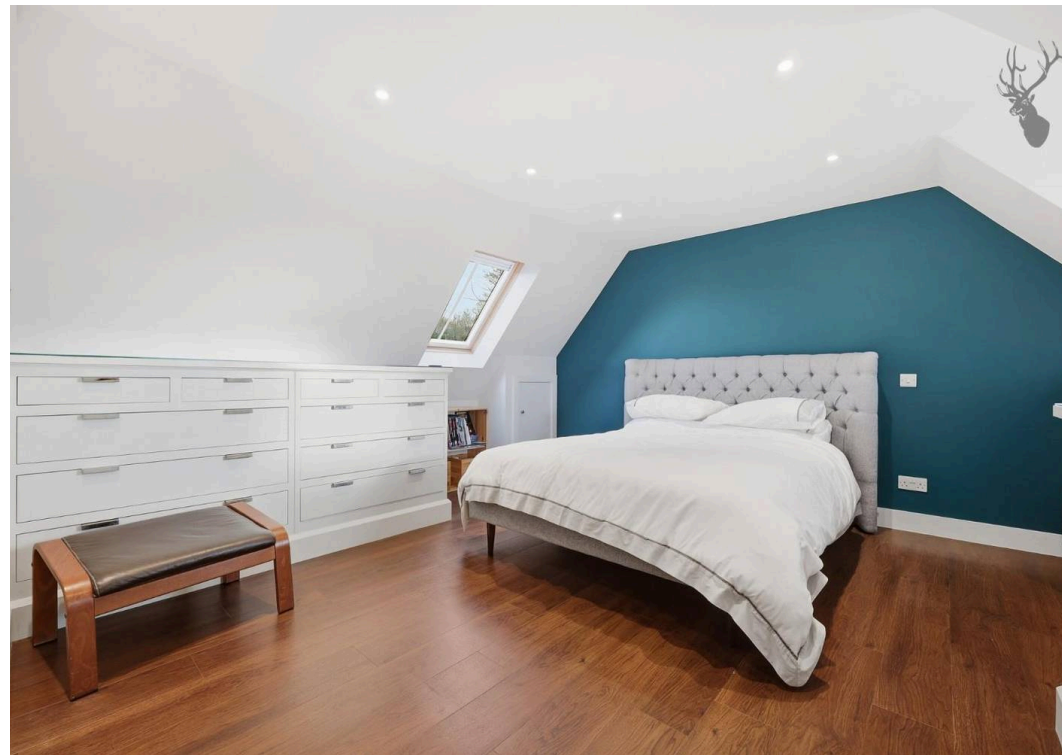
Also on the ground floor are two well-proportioned bedrooms, one of which enjoys the benefit of an en-suite bathroom, making this level ideal for guests, multi-generational living or home working.

The first floor provides further generous accommodation, including a spacious principal bedroom with en-suite, additional bedrooms, a family bathroom/shower room, and useful storage rooms, all arranged around a central landing.

A standout feature of the property is the extensive basement level, which has been thoughtfully configured to include a games room, cinema room, study, and utility space. This floor offers tremendous flexibility and is perfect for leisure, hobbies, or working from home, while continuing the comfort of underfloor heating throughout.

Externally, the property is complemented by beautifully proportioned grounds extending to approximately 6 acres, offering privacy, space and an exceptional setting for outdoor living, entertaining, or future landscaping opportunities. The property further benefits from a double garage, ample storage, and a high-quality specification designed for modern living.



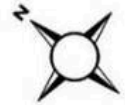




# Mount Road

Approx. Gross Internal Area 479.6 Sq M ( 5162.1 Sq Ft )

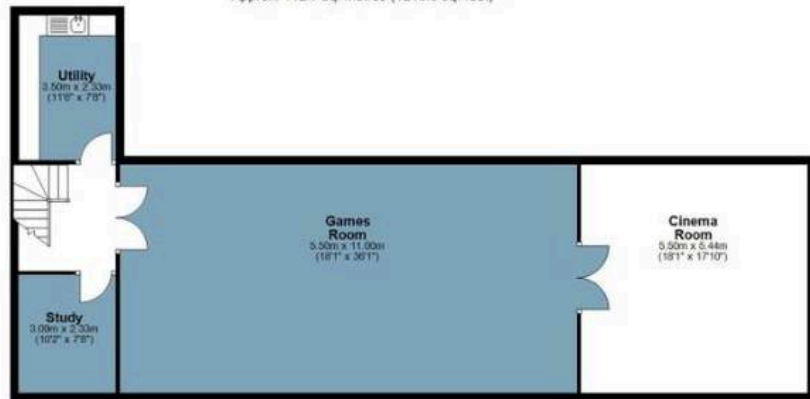
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**Ground Floor**  
Approx. 224.5 sq. metres (2416.4 sq. feet)



**Basement**  
Approx. 112.7 sq. metres (1213.3 sq. feet)



**First Floor**  
Approx. 142.4 sq. metres (1532.4 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

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