



Takleys manor cottage, Epping Upland

Price Range £925,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £925,000 - £950,000 *
EXTENDED ACCOMMODATION * STUNNING
SEMI DETACHED HOME * THREE SPACIOUS
BEDROOMS * DETACHED HOME OFFICE *
AMPLE OFF STREET PARKING *

Set against a backdrop of rolling farmland, this beautifully presented semi-detached home offers a rare blend of rural charm and contemporary comfort. Thoughtfully extended and maintained to an impeccable standard, it provides three spacious bedrooms, two sleek bathrooms and three reception areas, creating a welcoming haven for family life.

Step inside to discover a generous kitchen and dining space, designed for both lively gatherings and everyday family moments. A separate dining room offers flexibility, whether you are hosting friends or sharing a quiet meal. The inviting living room with its folding doors and floating fireplace is perfect for relaxing at the end of the day. Beyond the living spaces, a large rear garden stretches out, offering plenty of room for children to play, for gardening, or simply to soak up the tranquil views. Practical touches such as off-street parking for several vehicles add to the ease and enjoyment of daily life here.

Perfectly positioned within a short drive of the vibrant centres of Epping, Theydon Bois and Harlow, this home offers easy access to the Central Line, the M11 at Thornwood, local shops, restaurants and everyday amenities. Families will appreciate the proximity to Epping Upland Primary School, making daily routines simple and stress-free. Here, you can enjoy the peace of the countryside without sacrificing the convenience of town living.





GROUND FLOOR

Porch

5'9" x 3'8" (1.75m x 1.12m)

Kitchen Dining Room

16'4" x 21'5" (4.99m x 6.54m)

Utility Area

4'10" x 3'4" (1.48m x 1.02m)

Shower Room

4'10" x 3'4" (1.47m x 1.02m)

Family Room

10'2" x 22'7" (3.09m x 6.89m)

Living Room

17'10" x 28'1" (5.44m x 8.55m)

FIRST FLOOR

Bedroom One

10'3" x 15'3" (3.12m x 4.64m)

Bedroom Two

8'4" x 11'2" (2.55m x 3.40m)

Bedroom Three

12'2" x 10'10" (3.72m x 3.29m)

Bathroom (max)

8'2" x 7'8" (2.49m x 2.34m)

EXTERNAL AREA

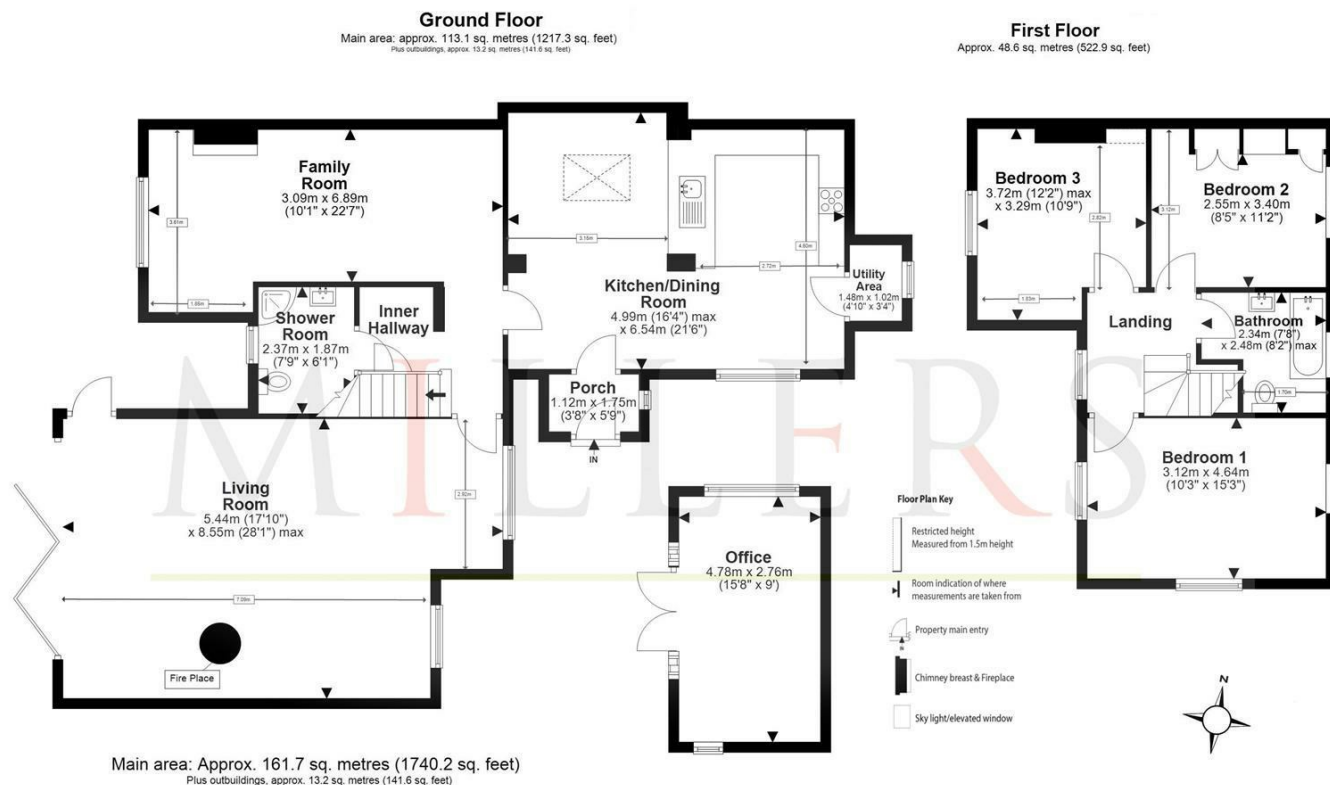
Office

15'8" x 9'1" (4.78m x 2.76m)

Rear Garden (approx)

143' x 152' (43.59m x 46.33m)





Total area including outbuildings: approx. 174.9 sq metres (1881.8 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	
	Potential		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