



Vicarage Lane  
North Weald | Epping | Essex | CM16 6AL



# SELLER INSIGHT

“ We moved here in 2003 with our young family and it has been a wonderful place to bring up our children. We have all loved this delightful home and, over the years have updated it and extended it, created the two outbuildings as well as installing the heated swimming pool and the hot tub in the sunny south facing garden. But with the family having flown the nest we feel it is now time for us to downsize and pass the baton on to new owners.

Although we are out in the country it is close to North Weald Bassett with its well-known North Weald market, the Kings Head pub, the Co-Op and a convenience store, a post office and a doctor's surgery as well as an airfield and the Ashlyns Wildlife park. It is a short drive to Epping and the station where the Central Line trains can whisk you to Liverpool Street within approximately half an hour. As well as being famous for its forest, Epping includes a hospital and a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school. There are golf, cricket and football clubs while cycling and riding are available in Epping Forest.

We are also not far to the vibrant town of Harlow with its shopping centre, myriad of restaurants and pubs, greyhound stadium, museums, parks and primary and secondary schools including some Outstanding primary schools. There is also a hospital, a theatre and cinemas plus a mainline station with trains to Liverpool Street taking just over half an hour.”\*

\* 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.









# STEP INSIDE

## Vicarage Lane

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This wonderful detached late 19th century family house has an abundance of lifestyle opportunities. If you love the countryside it nestles in 0.3096 of an acre, surrounded by fields and close to Epping Forest. If you enjoy leisure and pleasure there is a swimming pool, hot tub and two outbuildings that would make great entertainment spaces and/or offices. At the same time, the property is conveniently located, less than a mile from North Weald Bassett village and only a short drive to Epping or Harlow with easy access to the M11/M25.

The house has been extended and beautifully modernised and is approached via a large parking area bordered by high hedging and a lawn with mature trees. Impressive double doors open into an entrance porch leading to the hallway with a cloakroom and a study.

To the rear you will find a contemporary, light and bright semi-open plan kitchen/diner with air conditioning. The kitchen features cherry wood units housing high end appliances that flows onto a stunning orangery style dining area with its arched ceiling, skylight windows and surrounded by full height windows and patio doors providing stunning views. There is a wide archway to the spacious dual aspect sitting area, that provides a warm and friendly atmosphere with its attractive fireplace and log burner flanked by large glazed doors to the terrace. There is also an additional dual aspect lounge at the front.

Upstairs there is a shower room with a walk-in shower as well as four bedrooms with rural views, including one with a fireplace and hanging space, another with a fireplace and a fitted cupboard and one with mirrored wardrobes and an adjacent shower room.

The double garage has been converted and extended into an impressive triple aspect studio with a log burner and bi fold doors to a decked terrace. There is also a shower room, booster WiFi and a utility room, so this could make an excellent office complex, games room and bar or be converted into annex accommodation, subject to planning permissions. The second outbuilding in the garden with a pitched roof building with lighting, electrics and air conditioning can also be a great entertainment space, office facilities or developed further, subject to planning permissions. There is also a terrace, ideal for barbecues, as well as a hot tub, a swimming pool surrounded by a spacious terrace and colourful flowers, large lawn areas, trees and shrubs.







**Travel Information**

North Bassett Weald	0.9 miles
Epping station	4.0 miles
Harlow station	6.2 miles.
Canary Wharf	23.6 miles
Charing Cross	25.2 miles
Stansted Airport	14.9 miles

**Healthcare**

North Weald Doctors Surgery	01992 524383
High Street Surgery, Epping	01992 579270
St Margaret's Hospital	01992 561666
Princess Alexandra Hospital	01278 444455

**Education**

Primary School	
St Andrews Primary, North Weald	01992 522283
Epping Primary	01992 572408
Ivy Chimneys Primary	01992 573518
Epping Upland CofE Primary	01992 572087
Coopersale Hall Junior (Ind)	01992 577133
Oaklands School (Ind)	02085 083517
Saint Nicholas School, Old Harlow (Ind)	01279 429910
Bishop's Stortford College (Ind)	01279 838575
Felsted School (Ind)	01371 822611

Secondary School	
Epping St Johns	01992 573028
West Hatch Highschool, Chigwell	020 8504 8216
Davenant Foundation School	02085 080404
Leventhorpe School, Sawbridgeworth	01279 836633
Coopersale Hall Senior (Ind)	01992 577133
Oaklands School (Ind)	02085 083517
Saint Nicholas School, Old Harlow (Ind)	01279 429910
Bishop's Stortford College (Ind)	01279 838575
Felsted School (Ind)	01371 822611

**Entertainment**

Pubs and Restaurants	
The Kings Head	01992 525001
Cinnamon	01992 524499
The George and Dragon, Epping	01992 579493
Funky Monk	01992 570056
Quore Matto	01992 676030
Yakimono	01992 572995
The Swan	01992 572324
Forest Kitchen, Epping	01992 611993
The Black Lion, Epping	01992 506939

**Local Attractions / Landmarks**

Epping Forest
North Weald Airfield and Museum
North Weald Market
Epping Ongar, Heritage Railway
Epping Signalling Museum
Queen Elizabeth's Hunting Lodge, Chingford
Lee Valley White Water Centre, Waltham Abbey
Lee Valley Park Farm

## Ground Floor

Entrance Porch  
Entrance Hall  
Cloakroom  
Study  
Lounge  
Sitting Area  
Kitchen/Diner

4'8 x 4'6  
12'1 x 12'2  
22'2 x 12'8  
21'10 x 13'0

## First Floor

Landing  
Bedroom 1  
Bedroom 2  
Shower Room  
Bedroom 3  
Bedroom 4  
Shower Room

12'3 x 11'1  
10'3 x 8'11  
12'3 x 7'11  
8'6 x 6'3

## Outbuilding

Room 1 (Used As Studio)  
Room 2  
Shower Room

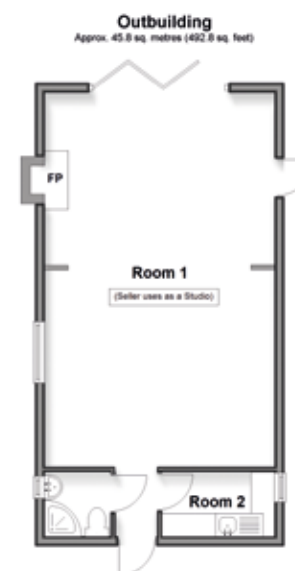
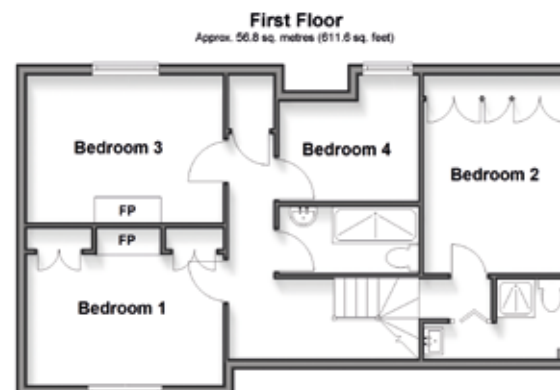
26'0 x 15'8  
7'10 x 4'6

## Outside

Off Street Parking  
Rear Garden

£ 1,100,000

Council Tax Band: G  
Tenure: Freehold



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