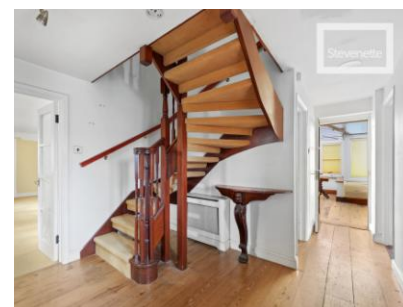


Stevenette



Tawney Lane

Stapleford Tawney, Essex, RM4 1DQ

£700,000

PROPERTY FEATURES

- Victorian Former School
- Generous Proportions
- Idyllic Rural Setting
- Double Glazing
- Vast Potential
- Oil Central Heating

FULL DESCRIPTION

Built in the Victorian era as a schoolroom for the hamlet of Stapleford Tawney, this semi-detached house has been created through a programme of conversion that has retained a wealth of character and charm and now offers an exciting opportunity for a new owner to modernise and, perhaps, reconfigure or extend the property for their own needs (according to all necessary permissions). Offered with NO ONWARD CHAIN, this large cottage (over 1850sq.ft.) is one of just a handful of period properties including the beautiful St Mary's Church that stands in open countryside to the East of Epping, Theydon Bois and Loughton - all of which offer great choices of shops, restaurants and other amenities including their Central Line Underground stations. A large carport is complemented by ample driveway parking and the generous west-facing garden backs directly onto meadows giving gorgeous far-reaching views.

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

The half-turn staircase leads off. Double doors open to the:

LIVING ROOM

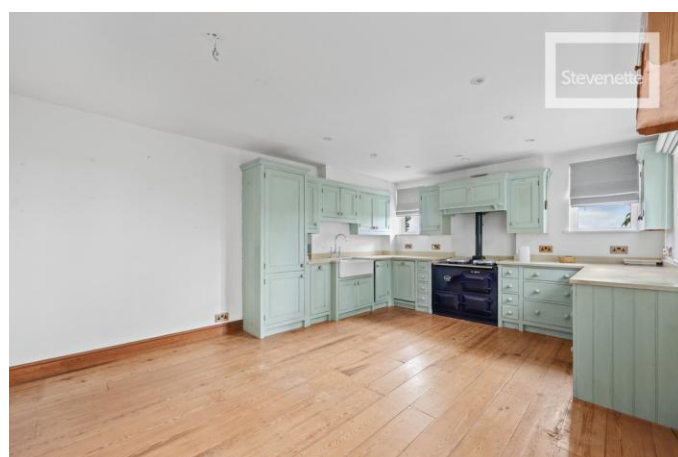
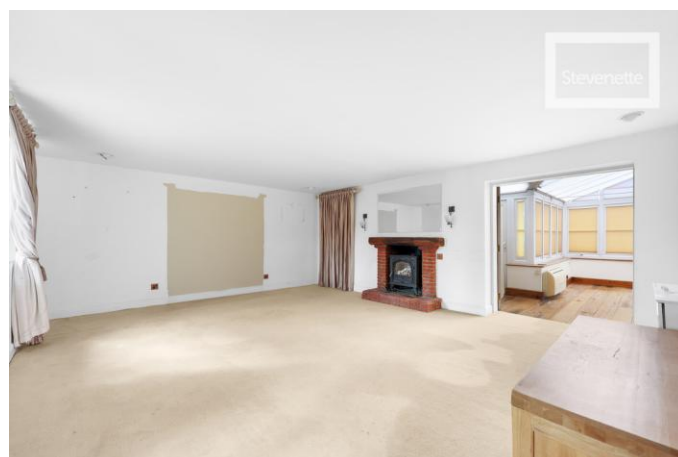
19' 10" x 16' 0" (6.05m x 4.88m)

Logburning stove.

BREAKFAST KITCHEN

18' 9" x 12' 11" (5.72m x 3.94m)

Oil-fired Aga.



UTILITY ROOM

7' 0" x 6' 10" (2.13m x 2.08m)

New floor-standing oil boiler with hot water tank situated within a built-in cupboard.

WET ROOM SHOWER & WC

6' 4" x 5' 6" (1.93m x 1.68m)

CONSERVATORY

28' 3" max x 14' 6" max (8.61m x 4.42m)

Air conditioning unit.

STORE

9' 10" x 5' 4" (3m x 1.63m)

FIRST FLOOR

LANDING

BEDROOM 1

19' 11" x 16' 2" (6.07m x 4.93m)

Plus:

EN-SUITE SHOWER AREA & SEPARATE WC

10' 0" x 5' 11" (3.05m x 1.8m)

BEDROOM 2

18' 9" x 13' 0" (5.72m x 3.96m)

Fitted kitchenette cabinets. The measurements include the:

EN-SUITE SHOWER & WC

6' 11" x 5' 10" (2.11m x 1.78m)

EXTERIOR

The house stands behind a paved garden area enclosed by picket fence and well-stocked with shrubs and pother plants.

A wide gravelled driveway leads to the side of the house providing parking and access to the:

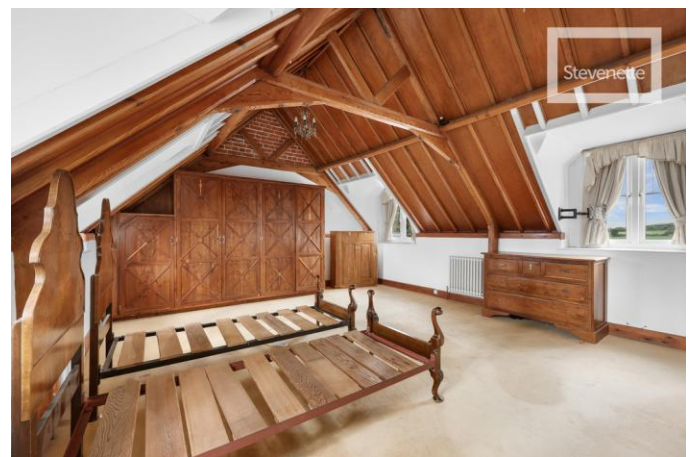
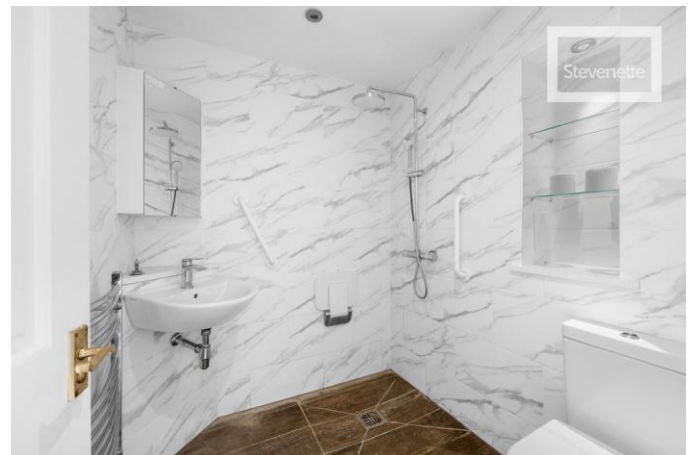
CARPORT

11' 8" x 22' 0" (3.56m x 6.71m)

Attached to the rear of the carport is a timber-built store and enclosure for the heating oil tank.

GARDEN

The rear garden is laid mainly to lawn with planted borders and beds. At the rear, the garden has a low fence allowing excellent views over the adjoining farmland meadows to the west.

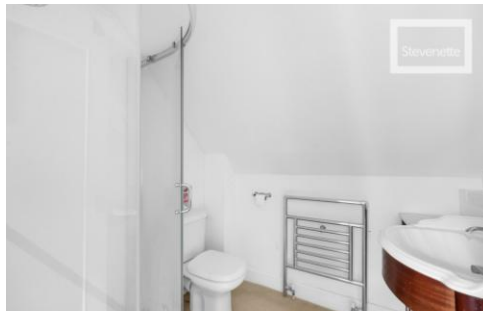




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TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

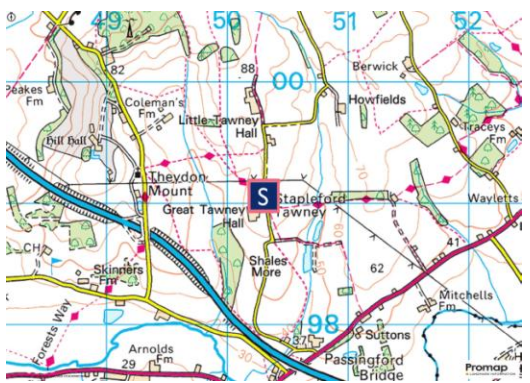
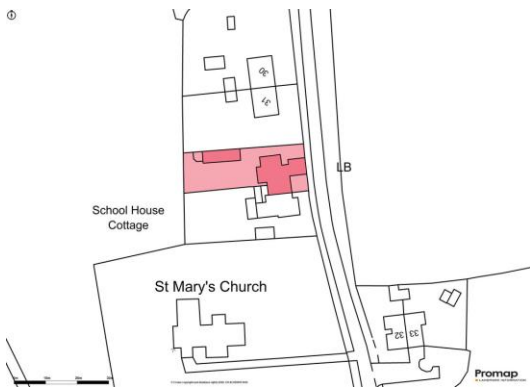
Mains water, and electricity services are understood to be connected. Drainage is provided by a private cesspit and central heating and hot water are provided by an oil-fired system. No services or installations have been tested.

BROADBAND

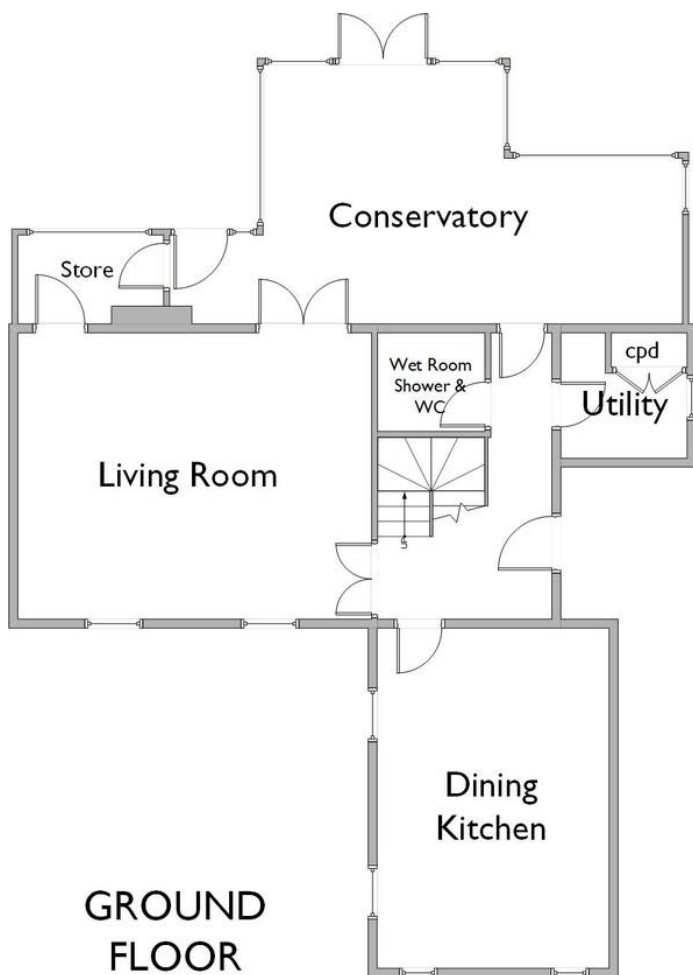
It is understood that Broadband is available in this area.

COUNCIL TAX

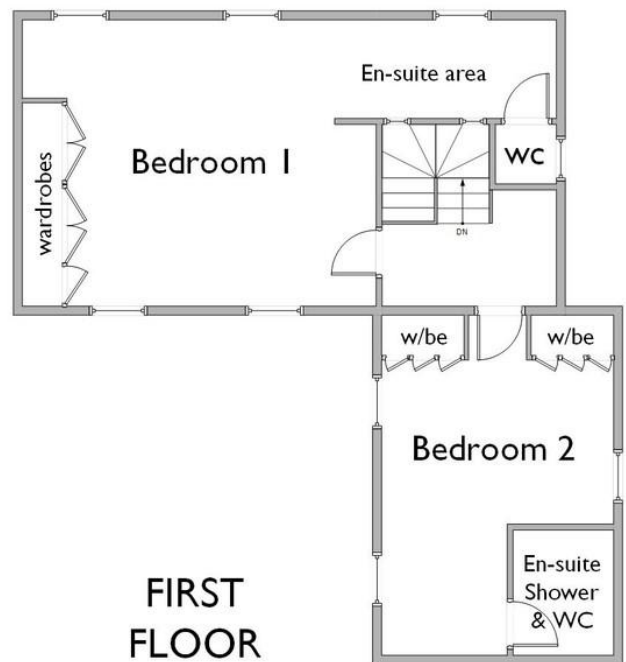
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Gross Internal Floor Area:
 Approximately 1859 sq.ft./173 sq.m.
 (Approximately 1503 sq.ft / 140 sq.m.
 excluding Conservatory)



PROPERTY PEOPLE PROFESSIONALISM

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 01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements