



Little Gregories Lane
Theydon Bois | Epping | Essex | CM16 7JP

FINE & COUNTRY

STEP INSIDE

Little Gregories Lane

For anyone with equine interests looking for a superb, characterful detached house with a self-contained annex and equestrian facilities and the potential to develop (subject to planning permissions), this has to be the ultimate home. It nestles in 5.99 acres of grounds including paddocks and outbuildings with 10 stables in an ideal location with Epping Forest on your doorstep. The house is surrounded by beautiful views of the rolling countryside and is walking distance from Theydon Bois village where Central Line trains to Liverpool Street take just over half an hour.

A long private tree-lined driveway flanked by Theydon Bois golf course leads to this wonderful home. The rear oak stable door opens into an entrance hall with storage facilities and boiler cupboard. An elegant dual aspect living room with original oak beams, flooring and a large log burner provides a relaxing space and includes French doors to the patio and a delightful outdoor bar.

The large kitchen/breakfast room combines a contemporary farmhouse feel with period features such as original vertical stable beams. There is tiled flooring, an Aga and bespoke units housing various appliances and plenty of space for a table and chairs. French doors open onto the decked terrace with a charming covered dining area and beautiful views over the surrounding fields.

The spacious front hallway houses a cloakroom, a double oak-doored cupboard for storage, and a further stable door to the garden. Upstairs a bathroom and separate shower room serve four bedrooms with far-reaching views, including two large doubles with fitted cupboards.

The annex is ideal for family members and features a large open plan kitchen/living room, a bathroom, and a double bedroom with fitted cupboards, plus a separate utility room and an outdoor kitchen. Off-street parking for numerous vehicles is available and there is an attractive garden, raised beds, courtyard for outdoor entertaining, a hot tub, outdoor shower and lawns interspersed with trees and shrubs.

In addition to the stables there are storage facilities for tack and animal feed, a manege that requires upgrading, an additional storage barn and a very large barn that was once a functioning indoor riding school, also in need of renovation.







SELLER INSIGHT

“ This has been a very special family home in so many ways, but it is time for us to downsize. It would be lovely to see a family make it their own and enjoy all the benefits this home has to offer that we have enjoyed over the years.

The location is excellent as we have the exclusive golf club on our doorstep and a stones throw from the village and Epping Forest for wonderful off road riding, cycling and walks. It would be an ideal property for someone owning their own horses, or excellent potential and opportunity for anyone who would like to develop the yard and run a small equestrian business . Even having the annex could provide independent accommodation for a groom or riding instructor.

Theydon Bois is a beautiful village and home with a lovely community feel. An iconic avenue of trees and virtually no streetlights as the residents felt they would detract from the traditional village ambience. The village includes St Mary's church, and Theydon Bois Baptiste church, a well-respected primary school, two pubs, a Tesco express, lovely bakery, a small variety of independent shops and restaurant's as well as a dentist and a doctor's surgery. There is also, a tennis and cricket club plus easy access to the M11 and M25 for London, Cambridge and Stansted.

Additional education facilities are available in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted, as well as excellent independent schools.*

* 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.





Travel information

Theydon Bois Underground Station 1.0 mile
 Canary Wharf 17.7 miles
 Charing Cross 18.5 miles
 Stansted Airport 18.0 miles

Leisure Clubs & Facilities

Theydon Bois Golf Club 02085022923
 Epping Golf Course 01992572289
 Theydon Bois Cricket Club 02085082489
 Theydon Bois Tennis Club
 Loughton Bowls Club 02085083546
 Loughton Leisure Centre 02032255460

Healthcare

Forest Practice 02085084580
 The Loughton Surgery 02084181340
 St Margaret's Hospital 01992561666

Education

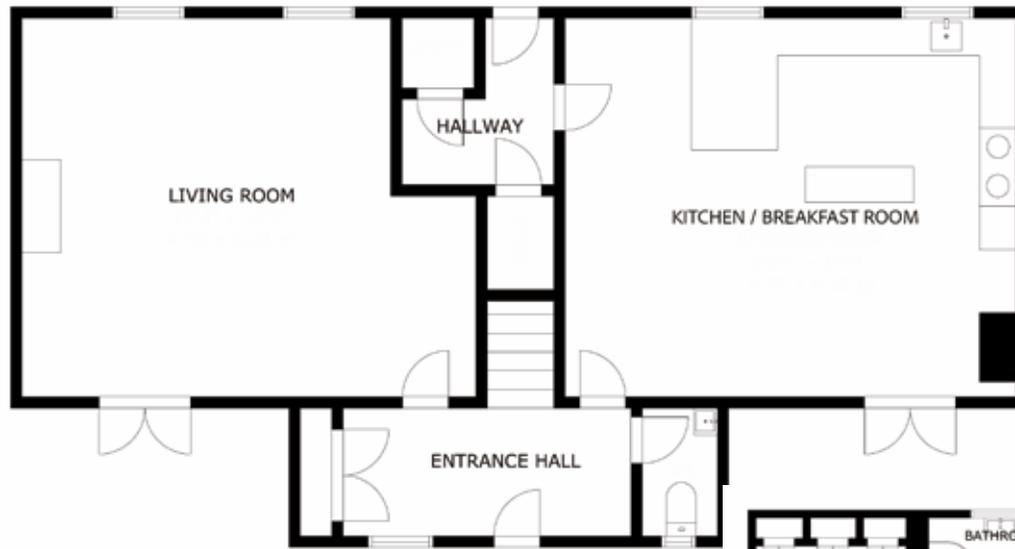
Primary School
 Hereward Primary 02085086465
 Staples Road Primary 02085081241
 Whitebridge Primary 02085088624
 High Beech 02085086048
 St John Fisher Catholic Primary 02085086315
 Secondary School
 Debden Park High School 02085082979
 Davenant Foundation School 02085080404
 Rodin Valley High 02085081173
 Oaklands School (Independent) 02085083517

Entertainment

Pubs and Restaurants
 Queen Victoria 01992812392
 The Bull 01992812145
 The Blue Boar 01992812110
 Il Bacio 01992812826
 Mazaca Turkish Restaurant 01992813825

Local Attractions / Landmarks

Epping Forest
 Stubbers Adventure Centre
 Hopeful Animal Sanctuary



GROUND FLOOR
GROSS INTERNAL AREA:
 TOTAL: 140 sq/13.17 sq m
 GROUND FLOOR: 75 sq/6.93 sq m, FIRST FLOOR: 65 sq/6.04 sq m
 EXCLUDED AREAS: OUTBUILDING: 1,028 sq/11.04 sq m, ANNEXE: 90 sq/8.28 sq m
 (SEE PLAN FOR EXCLUDED AREAS)



GROSS INTERNAL AREA:
 TOTAL: 46 sq/4.25 sq m
 EXCLUDED AREAS: OUTBUILDING: 1,028 sq/11.04 sq m, ANNEXE: 90 sq/8.28 sq m
 (SEE PLAN FOR EXCLUDED AREAS)



ANNEXE
GROSS INTERNAL AREA:
 TOTAL: 140 sq/13.17 sq m
 GROUND FLOOR: 75 sq/6.93 sq m, FIRST FLOOR: 65 sq/6.04 sq m
 EXCLUDED AREAS: OUTBUILDING: 1,028 sq/11.04 sq m, ANNEXE: 90 sq/8.28 sq m
 (SEE PLAN FOR EXCLUDED AREAS)

Ground Floor
 Entrance hall
 Cloakroom
 Living Room 16'4 x 19'9
 Kitchen/Breakfast Room 16'4 x 19'9
 Hallway
 Storage

First Floor
 Landing
 Bedroom 16'5 x 9'11
 Bedroom 16'5 x 9'4
 Bedroom 9'11 x 8'11
 Bedroom 6'11 x 10'0
 Bathroom
 Bathroom

Annexe
 Kitchen/Living Room 12'7 x 27'0
 Bathroom
 Bedroom 12'7 x 14'10
 Kitchen 11'5 x 10'3
 Utility Room 11'5 x 8'1

Outside
 Off Street Parking
 Rear Garden
 Barn
 Stables

Guide price £2,250,000

Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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