







Woodgreen Road | Upshire, Epping Forest | EN9 3SD

Fine & Country Lea Valley are delighted to present this exceptional six-bedroom residence, set within approximately 3.77 acres of impressive private grounds in Upshire, Epping Forest. Offering a quite remarkable combination of space, privacy and leisure facilities, the property provides approximately 7,958 sq ft of accommodation, including the leisure complex buildings.

Approached through security gates, the property immediately creates a sense of scale, with an extensive driveway providing generous parking and leading to the main residence and garaging. The house itself offers approximately 6,000 sq ft of beautifully proportioned accommodation arranged across four levels, combining the character and presence of a substantial country home with the comforts expected of modern family living, including air conditioning and solar panels.

The ground floor is centred around an impressive entrance hall, from which the principal reception rooms flow. A substantial main living room provides a wonderful space for both everyday family life and entertaining, complemented by a separate drawing room, formal dining room and dedicated home office. High ceilings and large windows feature throughout much of the accommodation, creating a particularly bright and spacious feel. At the heart of the home is the generous kitchen/breakfast room, fitted with an extensive range of cabinetry and integrated appliances arranged around a central island and breakfast bar. A rear lobby, utility room and WC complete the practical ground-floor accommodation. The lower ground floor introduces a further dimension to the house, with a dedicated cinema and entertainment room creating an impressive setting for entertaining and relaxation. A WC and plant room complete this level.

The bedroom accommodation is equally impressive. Five generous bedroom suites occupy the first floor, providing excellent space and privacy for family and guests, with each benefiting from its own en suite. The bedroom two suite also enjoys its own private terrace overlooking the grounds. A staircase rises to the second floor, which is devoted to the magnificent principal bedroom suite, comprising an exceptionally spacious bedroom, separate dressing room and private bath and shower suite. This level has also been designed to offer enhanced security and can be utilised as a safe room.

Stepping outside and exploring the extensive grounds and leisure facilities reveals what truly elevates Warlies Park Farm House into such a distinctive lifestyle property.

Set across approximately 3.77 acres, the grounds provide an extraordinary environment for entertaining, sport and relaxation. Immediately surrounding the house are extensive paved terraces, together with a heated outdoor swimming pool, hot tub and sunken brick firepit, creating a superb setting for summer entertaining. Further outdoor spaces include a summer house, pavilion and dedicated barbecue areas.

For those with an active lifestyle, the facilities are exceptional. A private tennis court also offers the versatility for five-a-side football, while a substantial separate leisure building incorporates a fully equipped gymnasium and wellness area, sauna and steam room, alongside a dedicated yoga studio/dojo. The wider grounds offer further recreational facilities, including an outdoor gym, golf practice facilities and zip lines for both children and adults.

Elsewhere within the grounds is an impressive covered koi carp pond, together with storage and gardener's facilities. Vegetable growing areas and mature fruit trees complement the extensive lawns and established planting, while the property's more open areas provide an attractive sense of space around the various leisure amenities. The surrounding countryside further enhances the feeling of privacy and provides an impressive backdrop to the grounds.

Car enthusiasts are also particularly well catered for. In addition to the extensive driveway parking, the property benefits from substantial triple garaging, currently arranged as an automotive showroom and providing an excellent space for a collection of cars and motorcycles, together with additional storage, WC facilities and an EV charging point.

Despite the sheer variety of facilities on offer, one of the property's greatest strengths is the way everything sits comfortably within the grounds. The main house, swimming pool and entertaining terraces form the heart of the property, while the sporting, wellness and recreational facilities are positioned beyond, creating distinct areas without compromising the openness of the setting.

This truly outstanding residence enjoys a desirable position in Upshire, within Epping Forest, offering a countryside setting while remaining well placed for Epping, Loughton and Waltham Abbey. A choice of Underground and Overground stations can be found within the wider area, while convenient access to the

- Impressive Six Bedroom Residence
 - Heated Outdoor Swimming Pool
 - Cinema / Entertainment Room
- Approx. 7,958 Sq Ft Including Leisure Complex
 - Private Tennis Court / 5-A-Side Football Pitch
 - Advanced & High-Tech Security Systems
- Approximately 3.77 Acre Plot
 - Gym, Sauna & Steam Room
 - 19th Century Elegance Throughout





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 6  7  5  B

Tenure: Freehold
Council: Epping Forest
Tax Band: H





Second Floor



First Floor



Lower Ground Floor



Ground Floor

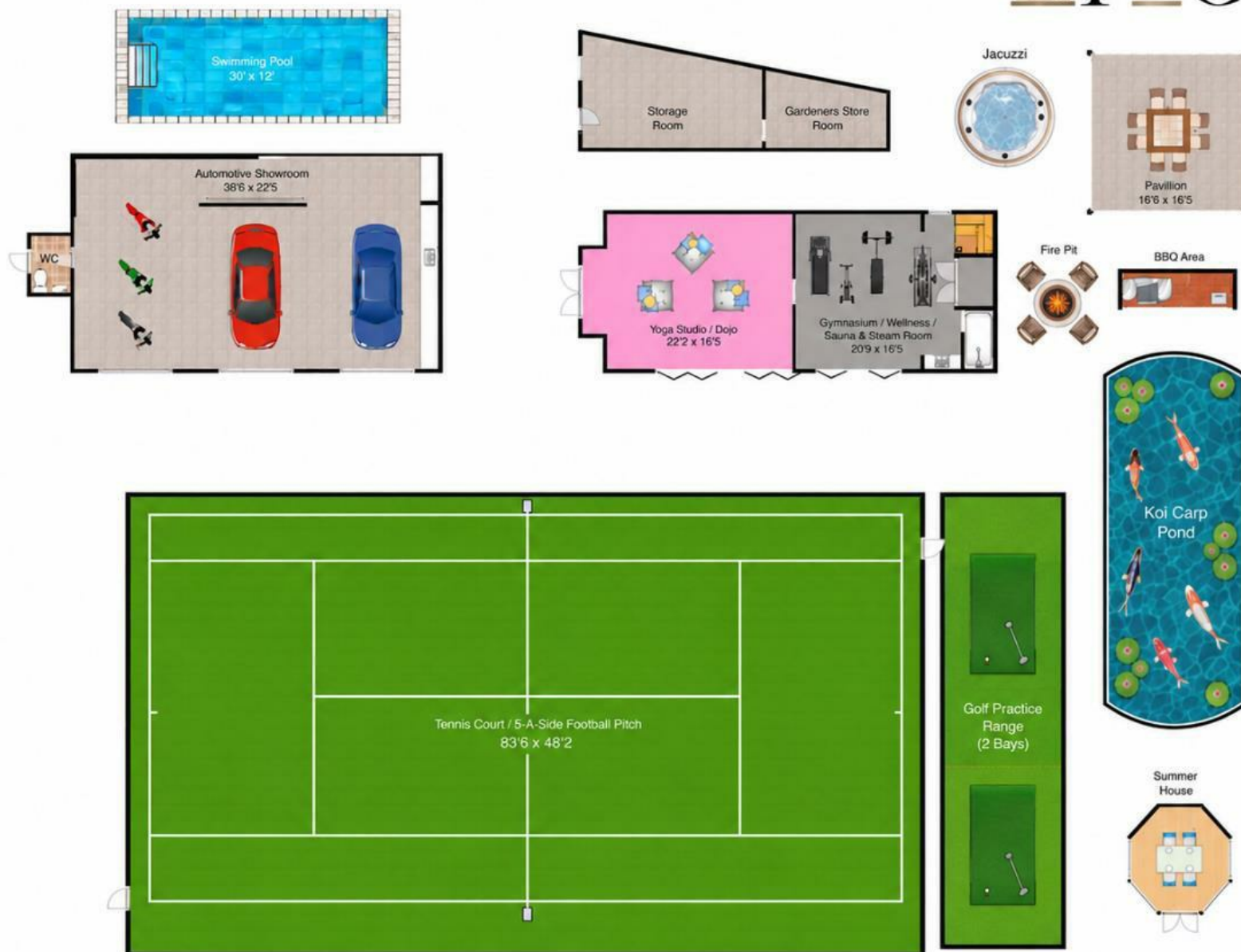






Woodgreen Road, Upshire, Epping Forest - Leisure Complex

Total approximate outbuilding sqft - 1933



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