



CPR Certificate Not Signed



Guide Price
£3,000,000
Freehold

Theydon Mount, Epping, Essex, CM16

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6 bedroom house
Study
5.428 acres





This is a rare and desirable house situated in a beautiful rural setting. It features a large dining room with a bay window overlooking the garden, a kitchen with a central island, a breakfast room, a family room, and a double bedroom. The house also has a swimming pool, hot tub, and tennis court. There is a spacious rear garden with a lawn, a path to the front porch, and a large arched window in the entrance hall. The drawing room has a herringbone wood floor and an oak staircase. Storage facilities and a cloakroom are also available.

There is a dual aspect study and the superb light and bright 25ft drawing room with three sets of French doors to the garden and a charming cast iron working fireplace with a stone surround. Double doors open into the elegant stone floored

dining room where you could easily entertain a dozen guests.

The fabulous kitchen has porcelain tiled flooring, an inset four oven Aga and innovative Poggenpohl units including a large central island housing a variety of Miele appliances. There is also a spacious breakfast bar and a separate breakfast area with access to a family room and double doors to the impressive orangery that offers wonderful views over the grounds.

A door from the kitchen opens into a secondary hallway with separate external access. It leads to the fitted utility room, a cloakroom and a staircase to a large double bedroom and en-suite bathroom above the garage. This room is currently in use as a gym, but the whole area could be converted into a separate annex if required, subject to any relevant permissions.

On the first floor there are three double bedrooms with en-suite bathrooms, including the wonderful dual aspect principal bedroom. This has a large fitted dressing

What the owner says...

"We came here some 30 years ago when our children were very young as we wanted to bring them up in a countryside environment, with easy access to a choice of excellent schools, and a wonderful friendly local community. Two family-friendly pubs are within easy walking distance, and our favourite restaurants, Smiths of Ongar and Alex's are a short taxi ride away. This has been a very special family home as well as a fantastic place to host parties and gatherings. We have very special memories of our time here but are moving back to a previous family home so this house is available with no onward chain.

Although located in the rural setting of the highly desirable hamlet of Theydon Mount, it is well connected to the M25 and M11, as well as being only three miles from Epping underground station on the Central Line giving easy access to the City of London and West End. As well as being famous for its forest, Epping includes delightful period properties in a Conservation Area and is well-known for its Monday market that has been in existence since the 13th century. There is a hospital and a wide range of shops, good restaurants, bars and cafes as well as an excellent preparatory school only minutes away by car and three highly recognised private schools are within a 15-20 minute drive. Sporting aficionados can join cricket, tennis and football clubs and enjoy padel nearby, while golfers can play on the Epping and Theydon Bois Golf Courses or at the Hobbs Cross Golf Centre and eq"

Accommodation

GROUND FLOOR

Entrance Hall

19'11 x 14'11 (6.07m x 4.55m)

Cloakroom

Study

16'1 x 9'9 (4.91m x 2.97m)

Drawing Room

25'2 x 14'9 (7.68m x 4.50m)

Dining Room

17'10 x 14'9 (5.44m x 4.50m)

Kitchen

27'6 x 19'6 (8.39m x 5.95m)

Breakfast Area

20'11 x 11'5 (6.38m x 3.48m)

Orangery

23'6 x 13'5 (7.17m x 4.09m)

Family Room

17'2 x 11'11 (5.24m x 3.63m)

Hall

12'9 x 12'1 (3.89m x 3.69m)

Utility Room

17'2 x 15'9 (5.24m x 4.80m)

Cloakroom

FIRST FLOOR

Landing

Gym/Bedroom 6

23'10 x 21'1 (7.27m x 6.43m)

En-Suite Bathroom

Landing

Principal Bedroom

19'2 x 17'10 (5.85m x 5.44m)

En-Suite Dressing Area

15'4 x 9'7 (4.68m x 2.92m)

En-Suite Bathroom

Bedroom 2

12'11 x 9'8 (3.94m x 2.95m)

En-Suite Shower Room

Bedroom 3

19'3 x 9'8 (5.87m x 2.95m)

En-Suite Bathroom

SECOND FLOOR

Landing

Bedroom 4

19'6 x 18'5 (5.95m x 5.62m)

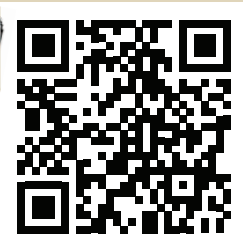
En-Suite Bathroom

Bedroom 5

17'5 x 16'10 (5.31m x 5.13m)

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