

1 Philgate Place The Plain

Epping

Council Tax band: G

Tenure: Freehold

- Exclusive gated four double bedroom home
- Approx. 2,017 Sq Ft over three floors. Completed 2024, ICW warranty
- Schmidt Kitchen, Quartz Worktops, Siemens Appliances & Quooker Tap
- Two ensuite shower rooms
- 548 Sq Ft top floor primary suite. Extensive bespoke joinery throughout
- Underfloor heating, air conditioning (across the home) & air source heat pump
- Smart security, five CCTV cameras & Ohme Pro EV charging
- South facing architect-designed garden & outdoor kitchen



Entrance Hall

Kitchen/ Diner

12' 2" x 29' 6" (3.70m x 9.00m)

Living Room

15' 0" x 12' 3" (4.56m x 3.74m)

Study

6' 2" x 9' 2" (1.87m x 2.79m)

WC

Utility Room

5' 7" x 9' 2" (1.71m x 2.79m)

Bedroom

9' 10" x 12' 3" (2.99m x 3.74m)

Dressing Room

5' 7" x 12' 3" (1.70m x 3.74m)

Ensuite Shower Room

Bedroom

11' 10" x 9' 2" (3.61m x 2.79m)

Bedroom

11' 11" x 9' 2" (3.63m x 2.79m)

Bathroom

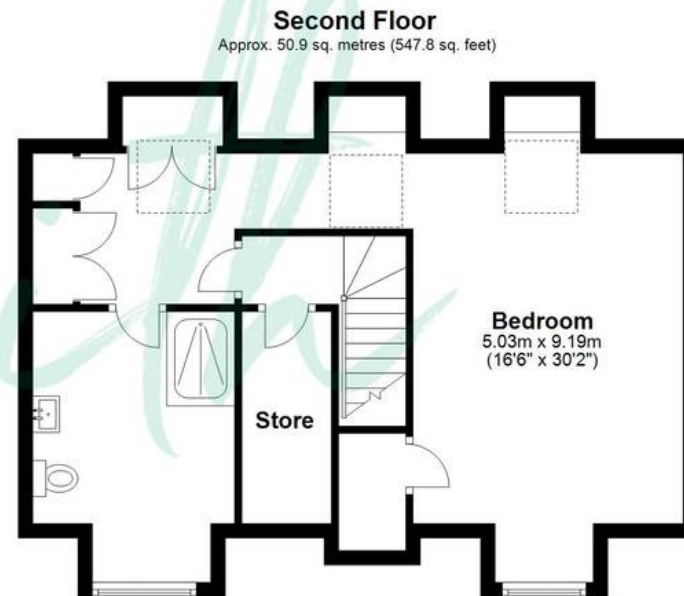
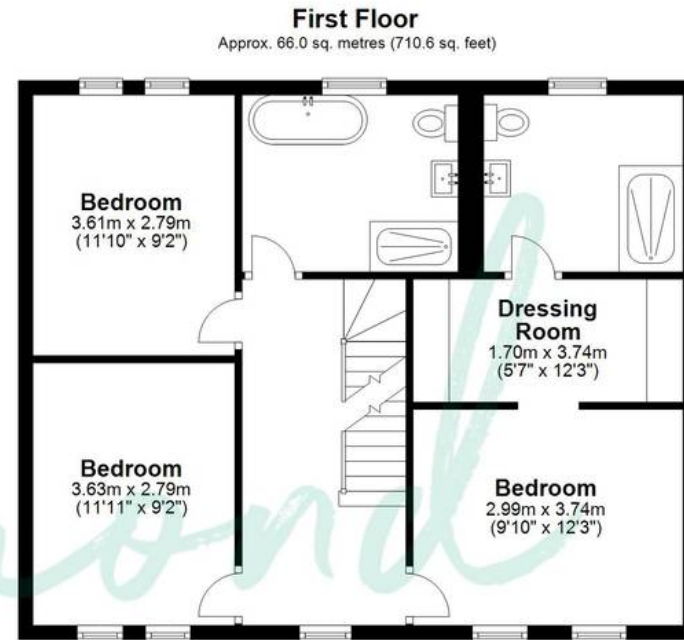
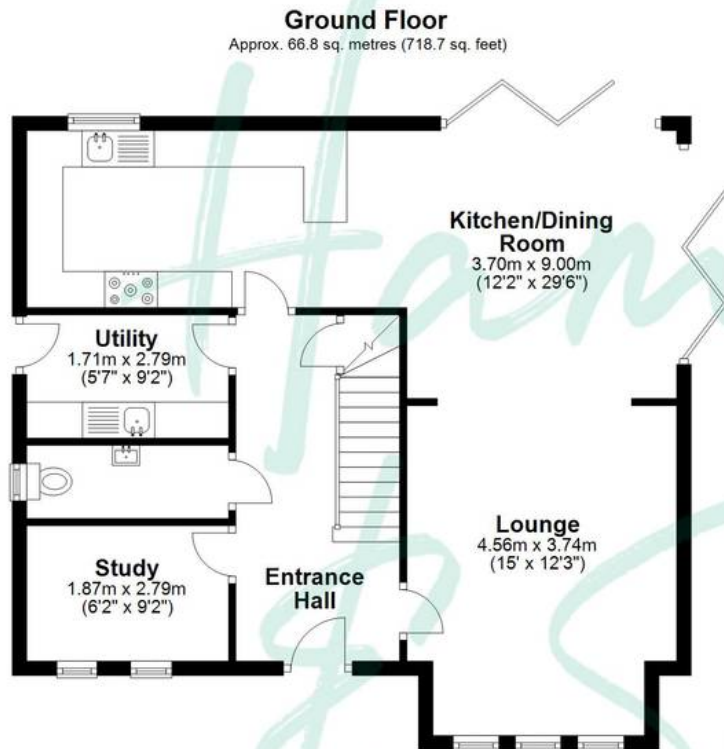
Bedroom with Walk-in Dressing Area

16' 6" x 30' 2" (5.03m x 9.19m)

Ensuite Shower Room







Total area: approx. 187.4 sq. metres (2017.4 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.