



## Ravensmere, Epping, CM16 4PS

\* NEW TO THE MARKET \* STUNNING 5 BEDROOM HOME \* INDOOR SWIMMING POOL & SAUNA \* PARKING FOR TWO VEHICLES \* PRIME LOCATION \* CENTRAL LINE \* OPEN PLAN LIVING \*

Millers Lettings are pleased to offer this stunning contemporary home, set in the sought-after road of Ravensmere in the ever-popular area of Epping. The property offers spacious, well-balanced accommodation, ideal for families or professionals, with the rare benefit of a private indoor leisure suite.

Upon entering, a spacious hallway creates a light and airy welcome, setting the tone for the home. The main reception room is generous and comfortable, with large windows filling the space with natural light, perfect for both everyday living and entertaining. To the rear, the modern kitchen is thoughtfully laid out with ample storage, generous work surfaces, and integrated appliances. Full-width bi-folding doors run across the back of the house, opening seamlessly onto the garden and creating a wonderful indoor-outdoor flow, ideal for dining or summer entertaining.

Also located on the ground floor is the indoor swimming pool area, complete with sauna and an additional bathroom, creating a true spa-style leisure suite within the home and a basement used as a laundry room, with an additional toilet and direct access to the garage, providing extra convenience and storage.

Upstairs, the bedrooms are well sized and offer flexible accommodation to suit a variety of needs, whether for family members, guests or home working. The principal bedroom is especially generous with impressive en suite, while the remaining rooms are equally well presented. A modern family bathroom serves the first floor.

Externally, the private rear garden offers a pleasant and enclosed outdoor space, ideal for relaxing or entertaining. To the front, the property benefits from a driveway and garage. Located within easy reach of Epping Underground Station, with direct access to London, and close to the shops, cafés, and restaurants.



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**£5,995 Per Calendar Month**

- NEW TO THE MARKET
- INDOOR SWIMMING POOL/SAUNA
- DRIVEWAY
- 5 BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED
- UNFURNISHED / PART FURNISHED BASIS
- ONE OF A KIND PROPERTY
- SHORT WALK TO CENTRAL LINE
- AVAILABLE APRIL 2026

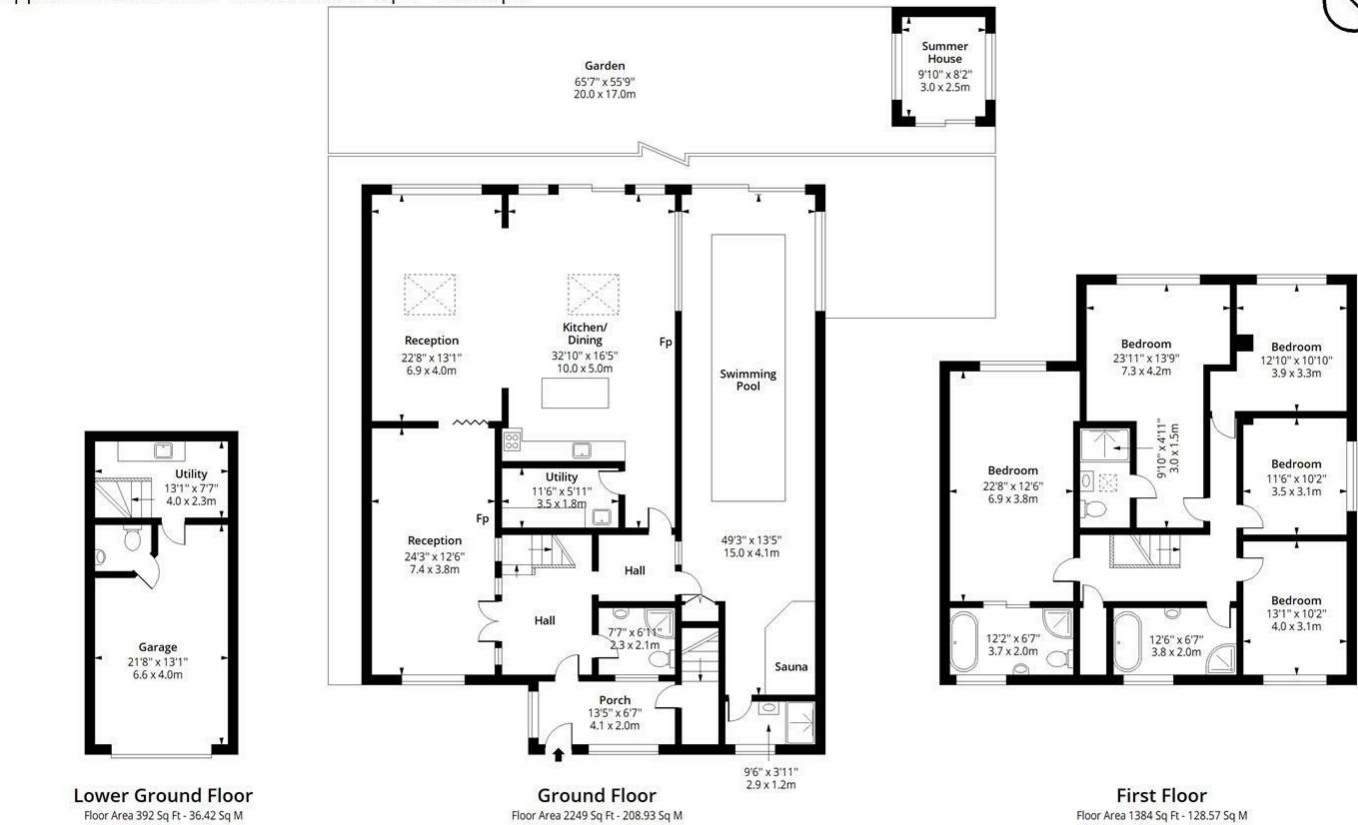




MILLERS  
LETTINGS

# Ravensmere CM16

Approx. Gross Internal Area 4025 Sq Ft - 373.92 Sq M  
Approx. Gross Summer House Area 81 Sq Ft - 7.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 12/2/2026



## Property Dimensions

### LOWER GROUND FLOOR

Garage 21'7" x 13'1" (6.6 x 4.0)

Utility

### GROUND FLOOR

Porch 13'5" x 6'6" (4.1 x 2.0)

Downstairs bathroom 7'6" x 6'10" (2.3 x 2.1)

Lounge 24'3" x 12'5" (7.4 x 3.8)

Reception 22'7" x 13'1" (6.9 x 4.0)

Kitchen/Dining 32'9" x 16'4" (10.0 x 5.0)

Swimming pool/Sauna 49'2" x 13'5" (15.0 x 4.1)

Washroom 9'6" x 3'11" (2.9 x 1.2)

### FIRST FLOOR

Study 11'5" x 10'2" (3.5 x 3.1)

Bedroom 13'1" x 10'2" (4.0 x 3.1)

Main Bedroom 22'7" x 12'5" (6.9 x 3.8)

Ensuite 12'1" x 6'6" (3.7 x 2.0)

Guest Bedroom 29'10" x 13'5" (9.1 x 4.11)

Ensuite 9'10" x 4'11" (3.0 x 1.5)

Bedroom 12'9" x 10'9" (3.9 x 3.3)

Family Bathroom 12'5" x 6'6" (3.8 x 2.0)

### EXTERNAL

Garden 65'7" x 55'9" (20.0 x 17.0)

Summer House 9'10" x 8'2" (3.0 x 2.5)

### Driveway

TERM: An initial Twelve-month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE: The earliest date that a successful client could move into the property will be April 2026 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT: The deposit will be equal to 5 weeks' worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE: The property is available on a UNFURNISHED basis, although there are white goods.

UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information


COUNCIL TAX: The council tax band is G





## Directions

Start at Millers Estate Agents & Letting Agents, 229 High Street, Epping, CM16 4BP. Head southwest along High Street/B1393 toward the church. Continue through the first roundabout and follow the road toward Station Road. At the roundabout, take the first exit onto Station Road (A113). Turn left onto Hemnall Street. Turn right onto Kendal Avenue. Turn left onto Ravensmere. Arrive at 12 Ravensmere, which will be on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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