

4 Park Cottage High Road

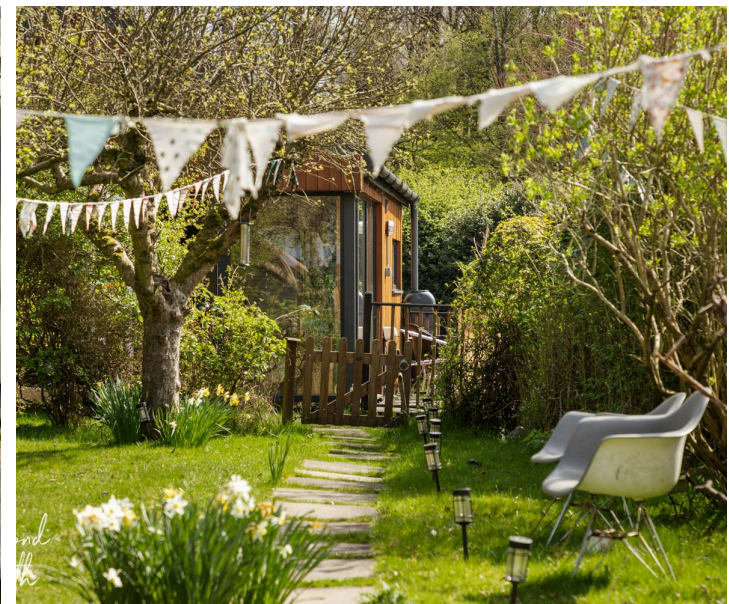
Epping, Essex

Guide Price £930,000

Welcome to Park Cottage. An idyllic five bedroom Grade II listed home set within 0.5 acres of lush secluded grounds. Completely unique with character, charm, outbuildings and detached annexe, this is a very special place to call home. Council Tax band: G

Tenure: Freehold

- Grade II listed cottage steeped in over 400 years of history
- Beautiful grounds (approx. 0.5 acres)
- Detached annexe
- Detached Garage and Workshop
- Character features
- Short drive to Epping high street and station



Entrance Hall

16' 5" x 16' 3" (5.01m x 4.96m)

Living Room

16' 5" x 13' 8" (5.01m x 4.17m)

Kitchen

16' 5" x 13' 3" (5.01m x 4.05m)

Dining Area

16' 4" x 8' 11" (4.98m x 2.72m)

WC

Study Area

11' 8" x 9' 4" (3.55m x 2.84m)

Bedroom 1

17' 1" x 11' 7" (5.20m x 3.53m)

Ensuite Shower Room

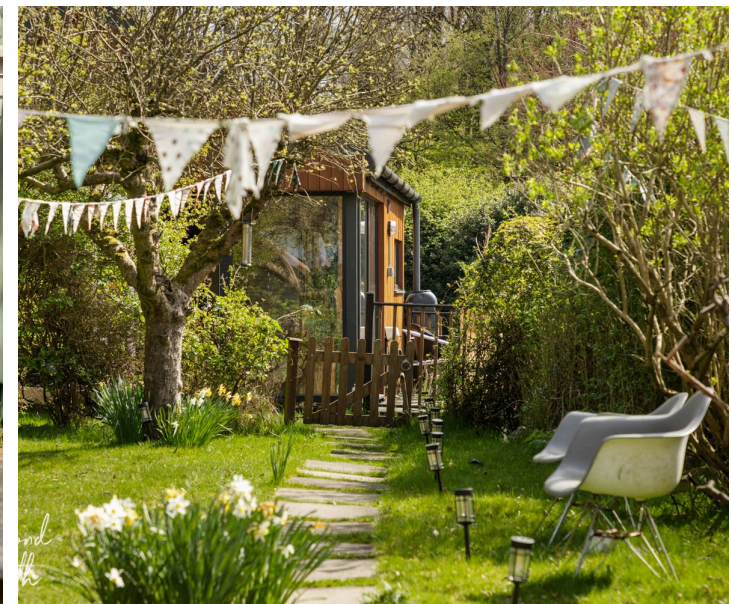
11' 1" x 7' 3" (3.39m x 2.21m)

Bathroom

11' 1" x 7' 3" (3.39m x 2.21m)

Detached Annexe

See floorplan for measurements





Ground Floor

Main area: approx. 110.4 sq. metres (1188.5 sq. feet)
Plus garage approx. 16.2 sq. metres (174.4 sq. feet)
Plus outbuildings approx. 46.2 sq. metres (497.9 sq. feet)



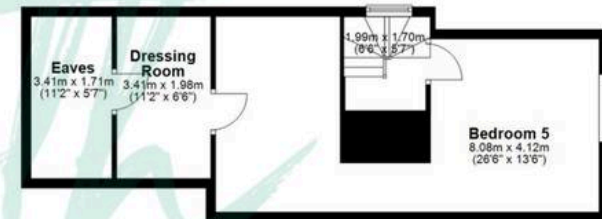
First Floor

Approx. 81.4 sq. metres (876.5 sq. feet)



Second Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 236.8 sq. metres (2548.7 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.