



Upland Road, Epping, CM16 6NL

** PLOT 9 - UNDER OFFER ***

** A New Collection of Just 9 Exceptional Three-Bedroom Homes ***

Welcome to an exclusive new development in the sought-after village of Thornwood, just over 2 miles from the historic market town of Epping. This limited collection of just nine beautifully designed three-bedroom houses offers a rare opportunity to enjoy modern living in a truly idyllic setting.

Surrounded by open countryside and scenic walking routes, these homes provide a peaceful retreat from everyday life, while remaining exceptionally well connected. Outstanding local schools, village amenities, and swift transport links into London are all within easy reach — delivering the perfect balance between rural charm and urban convenience.

Designed with care and intention, each home is perfectly suited to growing families and professionals seeking a long-term home that adapts to modern life. With approximately 1,200 sq ft of thoughtfully planned living space, the interiors offer flexibility, comfort, and effortless style.

Every property is finished to an exceptionally high standard, with a premium specification included as standard, ensuring a refined living experience from day one. With only nine homes available, this is a highly exclusive launch — an opportunity to secure a meticulously crafted home designed for modern living and lasting family memories.



Asking Price £725,000

- OPEN PLAN KITCHEN FAMILY ROOM
- 3 BEDROOMS - EN SUITE TO MASTER
- K-VIT VERVE SANITARY WARE
- ENERGY SAVING SOLAR PANELS
- APPROX. 1,201 SQ FT VOLUME
- NEFF APPLIANCES, QUARTZ SURFACES
- 10 YEAR WARRANTY-
- SOUTH FACING GARDEN PLOT
- QUALITY FITTED SHAKER KITCHEN
- EV CHARGING POINT



MILLERS
ESTATE AGENTS

GROUND FLOOR

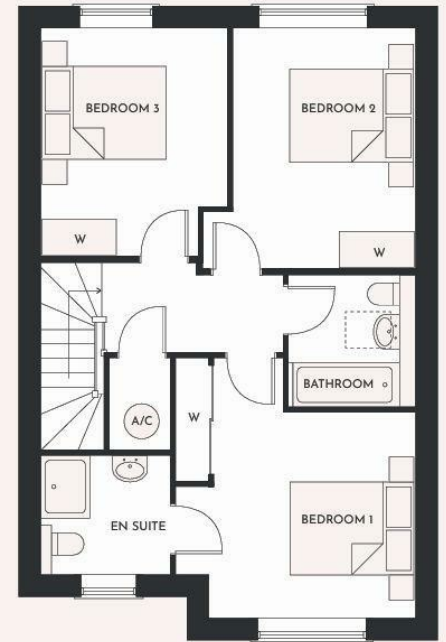
Plots 2, 3, 5, 7 & 9 as shown - Plots 1, 4, 6 & 8 are handed

ALL PLOTS	METERS	FEET
KIT/LIV/DIN	6.00 X 3.80	19'-8" X 12'-5"
LIVING ROOM	5.45 X 3.35	17'-8" X 10'-11"



ALL PLOTS	METERS	FEET
MASTER BEDROOM	4.15 X 3.30	13'-7" X 10'-9"
BEDROOM 2	3.80 X 2.90	12'-5" X 9'-6"
BEDROOM 3	3.60 X 3.00	11'-9" X 9'-10"
FLOOR AREA	111.6 SQ. M.	1201 SQ.FT.

FIRST FLOOR



Property Dimensions

GROUND FLOOR

Kitchen Dining Family Room

19'5" x 12'5" (5.92m x 3.78m)

Sitting Living Room

18'8" x 10'11" (5.69m x 3.33m)

Cloakroom WC

FIRST FLOOR

Master Bedroom

13'7" x 10'9" (4.14m x 3.28m)

En Suite Shower Room

Bedroom Two

12'5" x 9'6" (3.78m x 2.90m)

Bedroom Three

11'9" x 9'10" (3.58m' x 3.00m')

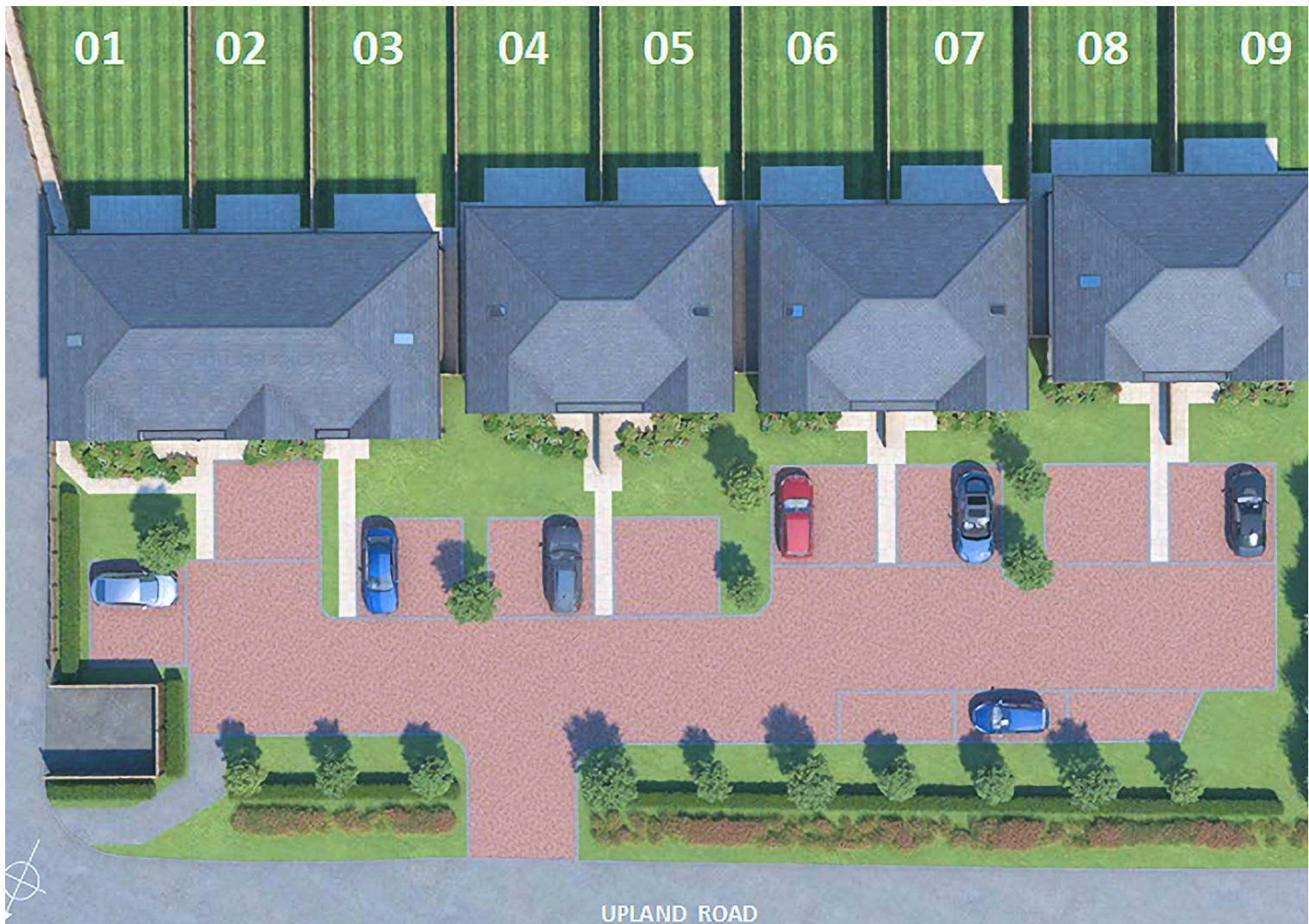
Family Bathroom

EXTERNAL AREA

Rear Gardens

Private Parking Space

General information



Directions

START: Millers 229 High Street, Epping, CM16 4BP to Upland Road, Thornwood CM16 6NL - approximately 5 mins in car - 2.2 miles. Head south-east along High Street/B1393 continue along the B1393 towards Thornwoodt turn left into Upland Road., Rosewood development is a short distance on the left hand sto the front of the Rugby Club. Epping Central Line Station-Excellent bus service connects Thornwood to Epping and beyond, easy access to M11 and M25 motorways ensures effortless road travel. Stansted airport is also just 20 minutes away for international connections.



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

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