

Daniel
Frank





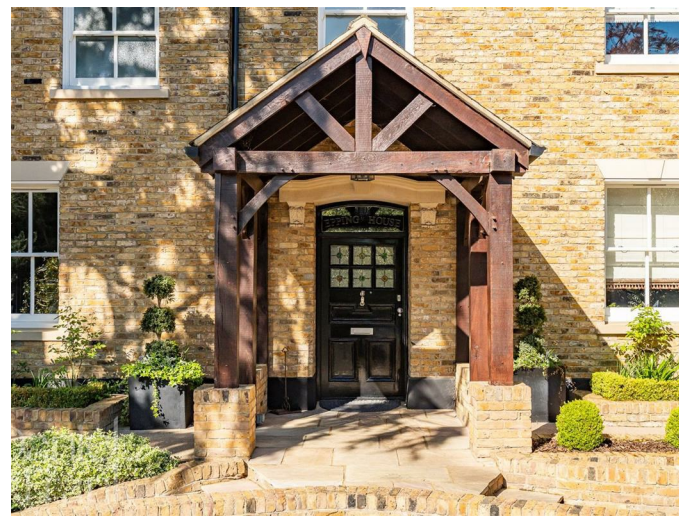
Epping House Theydon Road Epping, CM16 4EF

A rare opportunity to acquire a magnificent family residence recently refurbished to an exceptionally high standard throughout.

The property is arranged over three floors. Ground floor comprises of a grand entrance hall featuring an open fireplace and sweeping staircase. There are multiple reception rooms; the first is a large family room/cinema room with a feature fireplace, ceiling mounted projector and an electric pull-down screen.

Of particular note is the spectacular open plan kitchen/dining room which has a plethora of fine features. All appliances are top of the range Wolf including fridge, freezer, induction hob, microwave, oven, steam oven and coffee machine. The kitchen also features a central island with breakfast bar, air conditioning, a Quooker hot tap, Kangen Alkaline water machine, full width bi-folding doors, a pantry, a utility room and a fully built in Sorrells Oak wine room with

Tenure Freehold
Council Epping Forest



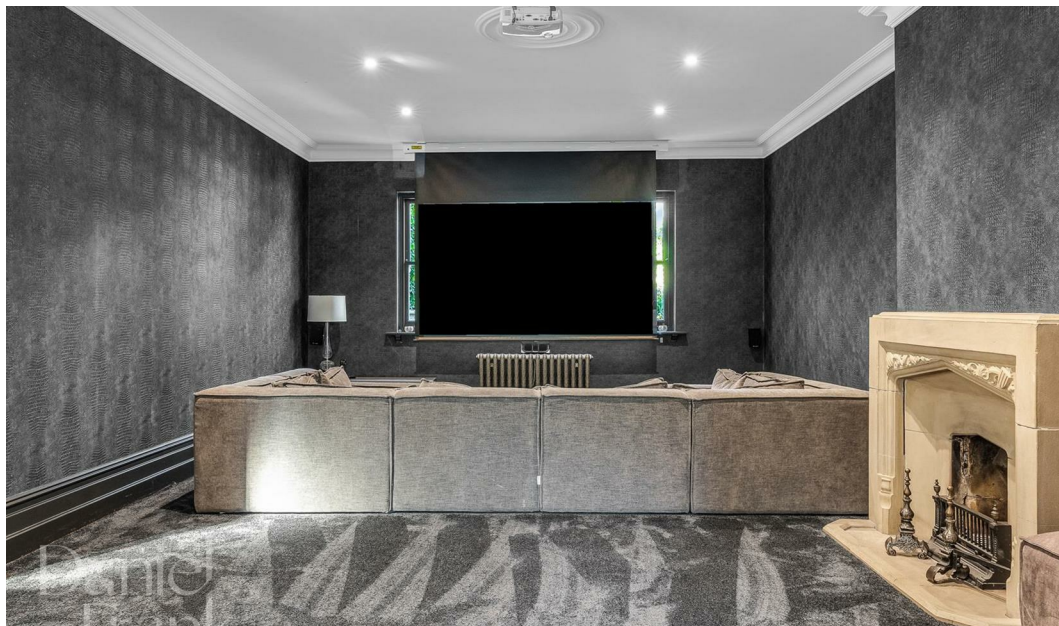


black oak surround holding over 400 bottles.

In addition, the ground floor includes a formal living room with a feature fireplace and bi-folding doors, a toy room, two cloakrooms, a study with a storage room, multiple storage cupboards and a double garage.

The first floor has four impressive bedroom suites all featuring en-suite bath/shower rooms, walk in dressing areas and air conditioning. The second floor has an additional four bedrooms, a shower room and a storage room.



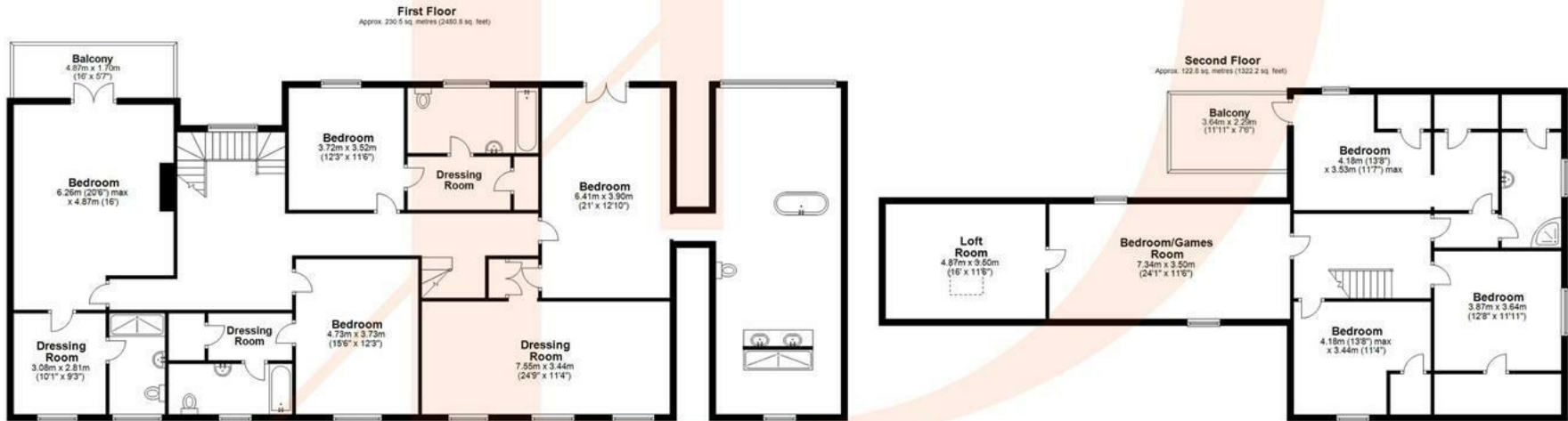
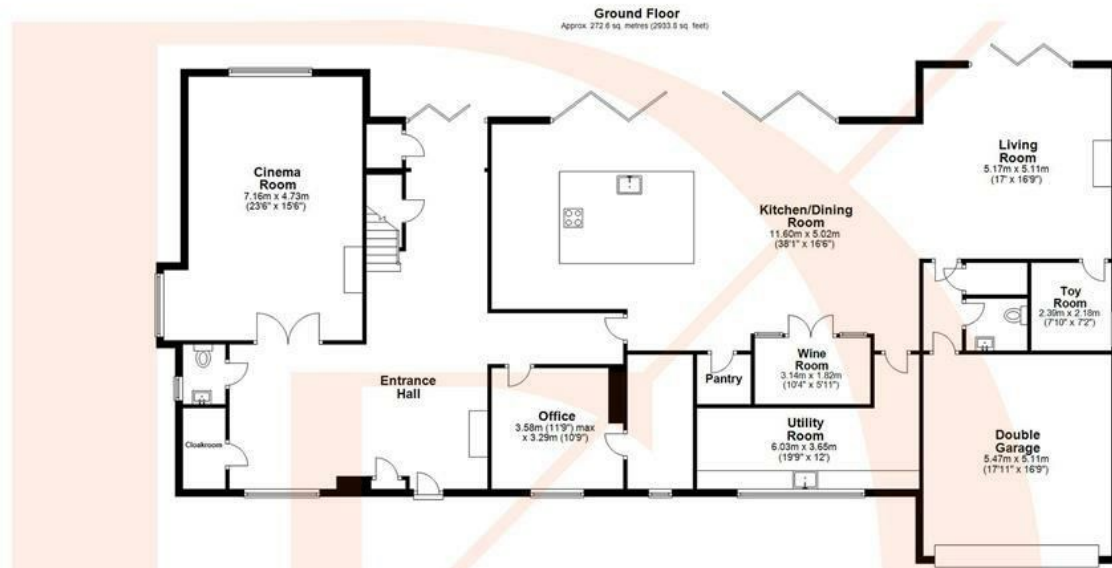
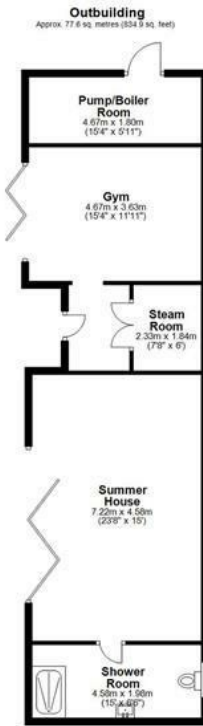


Your Next Chapter





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Total area: approx. 703.4 sq. metres (7571.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Externally, the front has two sets of electric gates, leading to a poured resin carriage driveway providing parking for numerous cars. The rear garden has been expertly designed to create the perfect setting for entertaining or relaxing. A fully equipped outdoor kitchen with a Bioclimatic aluminium louvre roof system pergola with built in LED lighting, heaters, and rain sensors. The kitchen consists of a built in Beefeater signature barbecue with side burner, a Liebherr wine fridge, a built in Dolce Vita dual fuel pizza oven by Alfa Forni, a hot water heater, built in sink and extra wide marble surrounds for seating. The garden also features a heated infinity swimming pool, immaculate lawn area with mature flowering borders including a variety of trees, shrubs and plants, an outside speaker system, an impressive fountain, an irrigation system and a summer house with a steam room, shower, and a gym.

Further benefits:

Lutron smart home system operated via your phone, a portable iPad, and two wall mounted screens, one in the kitchen and another in the summer house. Lutron is set up to control mood lighting, heating and CCTV cameras. The smart home system can play music within the house, garden and TVs including the summer house. Lutron also controls the blinds in the kitchen, curtains in the TV room and curtains in the bedroom. There is also Control 4 fitted in the house to control the lighting in the Hallway and Landings and to control the gates. Both these systems can be adapted and added to, to control whatever is needed and to any type of mood setting.

Original seamless aluminium gutters and downpipes with lead protectors have been installed all over and powder coated to minimise maintenance and the chance of any leaks. The exterior has recently been insulated with new Licata render.

Location:

The property is located approximately 1 mile (just three minutes by car) from Theydon Bois Central Line station providing easy access into The City and West End. Local shops, pubs and eateries are all close by. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. Epping Forest is a short walk away providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

