Crown Hill, Upshire, EN9

BUTLER & STAG

Poachers Meet is and an outstanding gated county home spanning in excess of 8300 sq ft with a classical style and far reaching views over cropped farmland. The plot is bordered by Epping Forest's woodland and is set within approximately 0.7 acres of mature gardens and truly has the wow factor.

Freehold

- Detached Gated Family Home
- Two Reception Rooms/Cinema/Games Room
- Indoor Swimming Pool Complex
- 0.7 Acre Plot
- Five Bedrooms/Four Bathrooms
- Circa 550 sq ft Kitchen/Dinner
- West Facing Rear Garden
- Off-Street Parking For 8-10 Vehicles

The entrance hall sets the tone for the quality of the home, with a dramatic double height ceiling with extensive glazing and sumptuous parquet flooring, an outrageously cool guest cloakroom and feature staircase leading to the first floor.

The ground floor provides more than generous living space combined with modern day family conveniences. The spacious open-plan kitchen/lounge/diner is the epicentre for modern living creating a sociable space perfect for entertaining guests. The bespoke kitchen really is a Chef's dream boasting three central islands with an abundance of high end Miele appliances ranging from three separate ovens, microwave/grill, four hobs, teppanyaki plate & wok burner, two American style ridges/two freezers all Fisher & Paykel branded, two wine chillers, hot water prep sink with instant hot water tap, one bean to cup coffee machine and complete with two dishwashers drawers. and extensive storage. The kitchen also includes further storage cupboards and several French doors inviting the outside in.

The formal reception room is a generous 24 ft in length and offers a new stylish decorative marble feature fireplace as the centrepiece of the room along with Cat 6 wiring throughout for any potential buyer to install the highest spec'd media wall. There is also study, boot room and basement cinema/games room which is every family's dream. Completing the ground floor is a state of the art indoor swimming pool complex and separate area for changing rooms to be developed.

On the first floor you will find four double bedrooms with two accompanied by en-suite bathrooms, a further family bathroom suite and of particular note a cleverly positioned first floor utility room to save those long walks downstairs with the weekly laundry basket.

The second floor offers an entire master level with another 1183 sq ft of living space

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IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk