



New Farm Drive, Abridge, RM4

BUTLER  STAG



**Guide Price £900,000-
£925,000.**

**Occupying a prime position
on New Farm Drive in the
heart of the ever popular
village of Abridge is this
wonderful detached five
double bedroom family
home.**



Freehold

- Exceptional Detached Family Home
- Five Double Bedrooms/Three Bathrooms
- Stunning Open Plan Kitchen/Diner
- Two Formal Reception Rooms
- Separate Utility & W/C
- Well Landscaped Garden
- Off-Street Parking For Four Vehicles
- Central Village Location

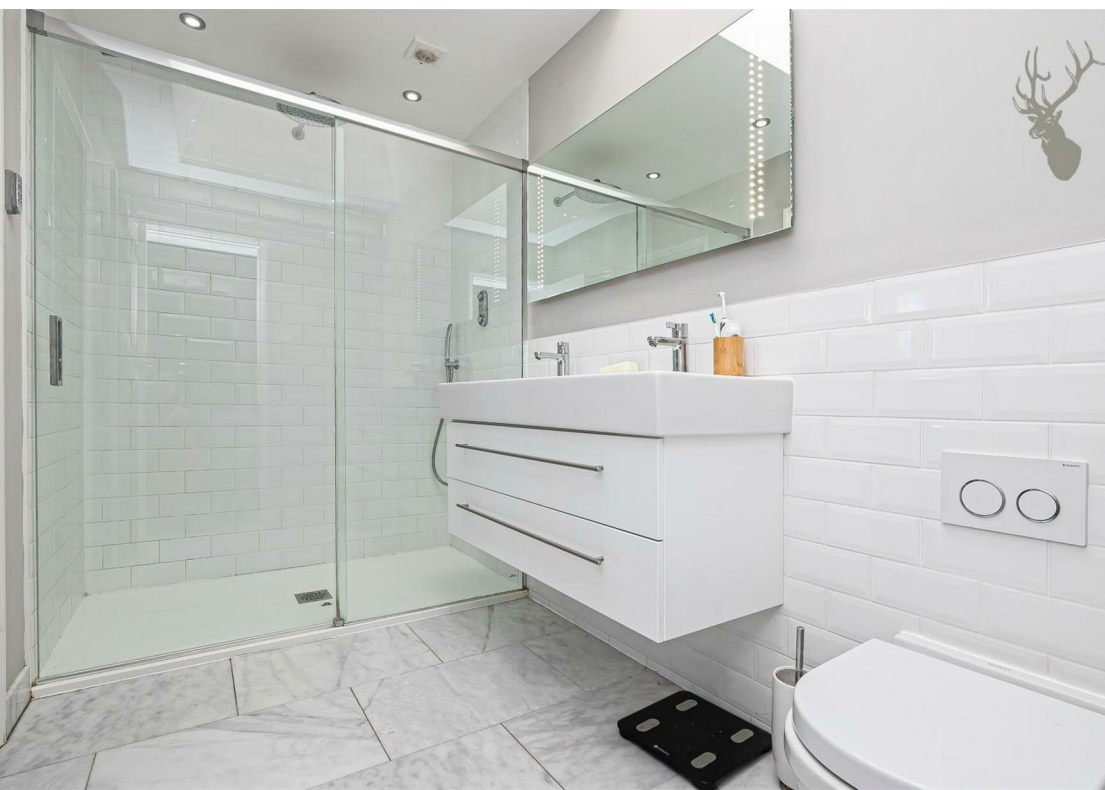
Spanning an impressive 2074 sq ft over two floors, this magnificent double fronted five bedroom, detached residence has been lovingly and sympathetically refurbished and extended by the current owners and offers an abundance of space right throughout. The ground floor comprises of a welcoming entrance hall offering access to all rooms which include two formal reception rooms (one currently being occupied as a children's playroom) the other a great family space with uninterrupted views of the rear garden, a stunning open plan kitchen/diner which has recently been renovated to the highest of standards with a bespoke fitted kitchen offering a range NEFF integrated appliances throughout including an induction hob, double oven, microwave & wine chiller. A set of French doors also lead out onto the garden patio from this room as well as the formal reception. The ground floor is concluded with a separate utility room alongside a separate cloakroom.

Upon the first floor are five generous double bedrooms, master with en-suite shower/dressing room, a further en-suite to bedroom two with fitted wardrobes plus a further set installed in bedroom three and a main family bathroom.

Externally, the rear garden has been re-landscaped in recent years by the current owners to allow the space to fit their needs as a family. There is an expansive patio area ideal for entertaining leading onto a large lawn with shrubs bordering the boundary fences with added bonus of apple/pear/cherry trees planted. There is also side access to the front driveway which holds off-street parking for up to four vehicles.

Abridge is a popular village in the Essex countryside conveniently situated to nearby tube stations at Theydon Bois and Debden. The village has a well known pub (The Blue Boar), a boutique deli, a Post Office and a primary school; Loughton is just a few minutes' drive and you can either hop on the train or jump in the car and be in London well within an hour. Everything is so convenient and yet when you are looking across the fields you feel a million miles from anywhere.

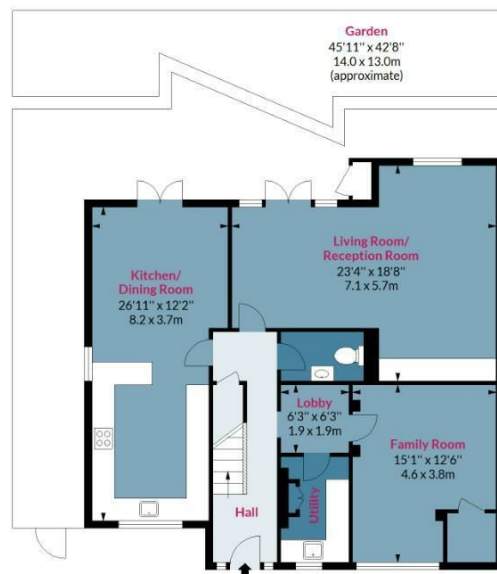




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Approx. Gross Internal Area 2074 Sq Ft - 192.67 Sq M

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Ground Floor



First Floor



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.

lpaplus.com

Date: 20/1/2023

IMPORTANT NOTICE - These particulars have been prepared in good 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 and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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