



Coppice Row, Epping, CM16

BUTLER  STAG



An exceptional four-bedroom detached home, this individually designed property is perfectly positioned on the edge of Epping Forest and enjoys stunning views over the deer sanctuary to the rear. Just a short walk from the heart of Theydon Bois village, with its charming green, duck pond, shops, school and Central Line station, this residence combines peaceful countryside surroundings with superb access to London.



Freehold

- Detached House
- Four Bedrooms
- Village Location
- Secure Gated Off Street Drive/Parking
- Three Bathrooms
- Backing Farm Land/Summer House/Garden Room

The interior is beautifully presented throughout, offering a thoughtfully planned and stylish contemporary layout. On the ground floor, a welcoming open-plan front reception room leads through double doors into an adjoining family room, creating a seamless flow of space ideal for both relaxed family living and entertaining. To the rear, a full-width lounge and dining area opens out to a comprehensively fitted kitchen, finished with sleek white gloss units, granite worktops, a breakfast bar, and a traditional butler sink with commercial taps. A modern downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, including a luxurious principal suite with its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms, each thoughtfully designed with comfort and style in mind.

The rear garden extends to approximately 80 feet and enjoys a sunny southerly aspect, with railway sleeper borders, a brick-paved patio and uninterrupted views across the deer sanctuary, creating a tranquil and picturesque outdoor retreat. A summer house or garden room adds a versatile bonus space, perfect as a home office, studio or gym.

To the front, the property is approached via electric security gates, opening to a spacious forecourt providing ample parking for multiple vehicles.

Set within the quintessential English village of Theydon Bois, this home offers a rare opportunity to enjoy the best of both worlds – the natural beauty of Epping Forest on your doorstep and the convenience of excellent transport links into London. With a range of local pubs, restaurants, well-regarded schools and leisure facilities including golf courses and sports clubs close by, this is a truly outstanding place to call home.

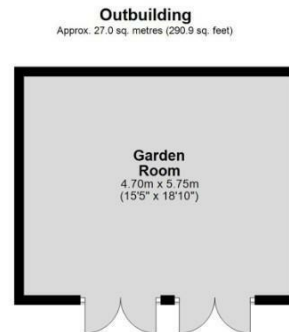
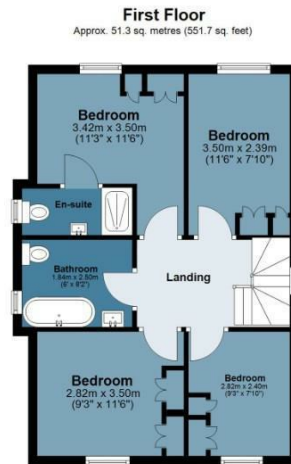




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Approx. Gross Internal 151.9 Area Sq M (1635.6 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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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