Coopersale Lane, Epping, CM16

BUTLER & STAG

A truly exceptional country house spanning close to 7000 sq ft in a classical style with outstanding views and set within approximately 6 acres (stls) of mature gardens with the added benefit of a detached two bedroom cottage.

- Detached Country Residence
- 6 Acres of Gardens (stls)
- Eight Bedrooms/ Six Bathrooms
- Potential to Extend
- Separate Two Bedroom Cottage
- 6943 Sq Ft
- Chain Free
- 1.0 Mile from Theydon Bois

The Old Rectory is located in a remarkably private and peaceful setting with the picturesque Theydon Garnon Church steeple in the backdrop, yet conveniently situated close to the village of Theydon Bois of which provides a range of local amenities including public houses (in particular The Queen Victoria), restaurants, Tescos, Bonhomie coffee shop and a primary school. A wider range of amenities can be found in nearby Epping and Loughton, both of which have a Marks & Spencers supermarket.

Communications are excellent with Junction 26 of the M25 just 4 miles away and Junction 5 of the M11 3 miles away both providing fast access to London, Heathrow and Stansted Airport. Theydon Bois station (Central Line) is within 15 minutes walk offers swift access into Liverpool Street (35 mins approx.), West End, Canary Wharf and beyond. Incredibly well positioned for access to a wide range of well-regarded preparatory and public schools including Coopersale Hall, Oaklands, Loyola, Daiglen, Braeside, Chigwell, Bancrofts and Forest amongst many others.

The property is approached via electronic gates and the long drive curves through mature shrubs through the grounds to the house. Constructed of red brick with classic Victorian elevations under a tiled roof. The principle rooms face south and west orientated to take advantage of the views over the grounds. The quality of the house, which was built in the late 1800's can be gauged by the use of oak for much of the internal joinery including a magnificent staircase. Of particular note is the full length sash window and the remarkable galleried entrance hall with triple ceiling heights.

This main house is arranged over four floors (including cellar) and tastefully and sympathetically restored to an exceptionally high standard whilst retaining many of the original features. The stunning entrance hall, large kitchen/breakfast room,

Total area: approx. (Including Outbuilding) 645 Sq. meters (6943 Sq. feet)
Total area: approx. (Excluding Outbuilding) 525 Sq. meters (5651 Sq. feet)
For illustration purposes only - not to scale
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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.

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