



Bury Lane, Epping, CM16

BUTLER & STAG



**Beautifully styled and presented, this charming property boasts a sympathetic blend of character and cutting edge design. Reached from a bury lane in a small cluster of converted barns that offer a peaceful living environment yet are within easy reach of the high street.**



## Freehold

- Grade 2 Listed Barn Conversion
- Two Bedrooms
- Stunning Throughout
- Allocated Parking
- Views Over The Paddock
- South West Facing Garden

Accommodation comprises a welcoming entrance hall which enjoys generous natural light, large living room and a kitchen/breakfast room. The stunning and tasteful interiors with deep colour scheme compliment the cosy and warm feel of this property.

The first floor hosts two generous sized bedrooms with vaulted ceilings and a family bathroom.

Externally, the property has off street parking for two vehicles, and private secluded South West facing garden with stunning views over the shared paddocks.

Despite its peaceful setting, creeds farm is very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Epping and a Theydon Bois Stations are also within 1 mile way with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf from 43 minutes (Central and Jubilee Line). Epping is an historic market town, popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages. The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre. There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools.





## Creed Farm Yard



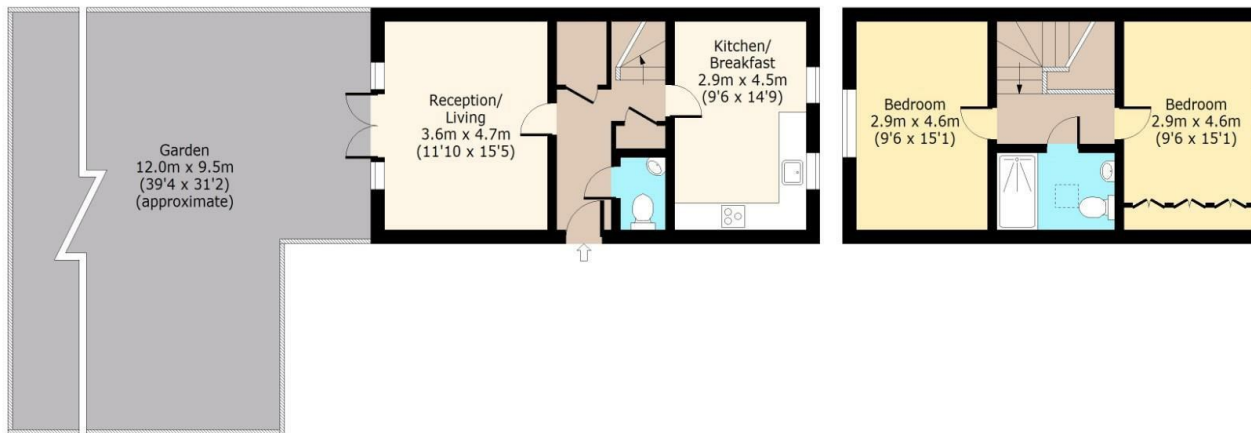
### Ground Floor

Approx. 43 Sq. meters (461 Sq. feet)



### First Floor

Approx. 41 Sq. meters (436 Sq. feet)



Total area: approx. 84 Sq. meters (897 Sq. feet)  
For illustration purposes only - not to scale  
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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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