



, Epping, CM16

BUTLER & STAG



**Situated in the desirable semi-rural village of Theydon Garnon, this charming and spacious four bedroom cottage offers approximately 2,925 sq ft (271.8 sq m) of well-proportioned accommodation, combining character and countryside living while remaining within easy reach of Epping and its excellent transport links.**



- Four Bedroom House
- Great Location
- Modern
- Spacious
- Garage
- Available May

The property is approached via an inviting entrance hall which leads to a generous living room filled with natural light. A separate lounge provides additional space for relaxing or entertaining and opens into a bright sun room overlooking the surrounding countryside, creating a peaceful setting to enjoy throughout the year. The kitchen is well sized and thoughtfully arranged with ample worktop space and a central island, offering a practical layout for everyday family living as well as entertaining guests. The ground floor also benefits from a useful home office, ideal for those working remotely, together with a convenient guest WC.

Upstairs, the first floor provides four comfortable bedrooms arranged around a central landing. The principal bedroom enjoys access to a private balcony, offering attractive views and a quiet place to unwind. Two of the bedrooms benefit from adjoining dressing rooms which provide excellent storage and flexibility. The first floor is further complemented by two bathrooms serving the bedrooms.

Externally, the property benefits from a detached outbuilding which incorporates a garage and workshop space, offering practical storage or space for hobbies and equipment. The cottage sits in a peaceful rural setting surrounded by countryside while still being conveniently located for the amenities of nearby Epping, including shops, restaurants and the Central Line station providing direct connections into London.

This attractive cottage offers generous living space, flexible accommodation and a tranquil village setting, making it an ideal rental home for those seeking countryside living with convenient access to the town and transport links.

Council Tax Band E

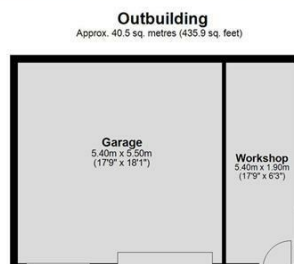




## Daws Bridge Cottages

Approx. Gross Internal Area 271.8 Sq M ( 2925.3 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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**BUTLER & STAG**

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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.