



**Willow Cottage, Epping, CM16**



**Guide Price £1,150,000 - £1,200,000**

**An outstanding character home nestled within the historic and highly sought-after Copped Hall estate, Willow Cottage offers a rare opportunity to acquire a charming period property set on a mature and secluded plot, just 2.5 miles from Epping High Street and Underground station.**



## Freehold

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Carport/Secure Parking
- Stunning Grounds
- CHAIN FREE

This delightful home exudes warmth and character throughout, with a versatile layout that includes three reception rooms on the ground floor, each with its own distinct atmosphere. Period features such as exposed beams and a beautiful brick fireplace with a wood-burning stove lend a timeless charm, while a guest cloakroom and a well-appointed kitchen with an Aga, integrated appliances, and fitted cabinetry provide modern convenience. French doors open to the garden, and a connecting lobby leads to a utility room and a secondary staircase offering access to additional accommodation.

The first floor features a spacious principal bedroom suite with its own bathroom, two further bedrooms, and a family bathroom. One of the bedrooms is currently configured as a dressing room with an extensive range of fitted wardrobes. The second staircase, accessed from the ground floor, leads to a fourth bedroom and a bright study, which could be converted into an additional bathroom or shower room if desired.

The property is approached via a wooded gate that opens onto a gravel driveway and carport, providing a welcoming entrance. The rear garden is a peaceful haven, thoughtfully landscaped and mainly laid to lawn, bordered by mature trees and planting, with a paved patio perfect for outdoor entertaining.

Willow Cottage enjoys an enviable position on the Copped Hall estate, a location steeped in history dating back to the reigns of Richard I and Elizabeth I. The surrounding area offers an excellent quality of life, with the nearby towns of Epping and Loughton providing a wide array of shops, restaurants, and amenities. Residents can also take advantage of the many leisure facilities in the area, including golf and sports clubs, as well as the expansive Epping Forest.





# Copped Hall

Approx. Gross Internal Area 184.8 sq. metres (1989.4 sq. feet)



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  
© @modephotouk www.modephoto.co.uk



☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.