



The Plain, Epping, CM16

BUTLER & STAG



**Guide Price £1,200,000-£1,250,000**

**Nestled within the serene embrace of a private cul-de-sac lane, this magnificent six-bedroom detached house epitomizes luxurious living in the charming town of Epping, Essex. Boasting grandeur and elegance, this property is a haven of comfort and style, offering an unrivalled lifestyle to its discerning occupants. Freehold**

Elegantly combining modern comforts with timeless elegance, this exceptional detached residence presents an unparalleled opportunity to experience luxury living in a coveted location. With its spacious layout, high-end finishes, and convenient amenities, this property truly sets the standard for gracious living in Epping, Essex. The principle living accommodation spans an incredible 2770 sq ft with the ground floor holding place to three separate formal reception rooms (Lounge, dining room, TV room/study) all dressed with solid wood flooring running throughout. Leading on from the expansive hallway, a set of oak doors allow free flowing access into the heart of the home which is the open-plan kitchen and dining area. Designed for culinary enthusiasts and social gatherings, the kitchen features granite worktops and modern fitted appliances, while the dining space is bathed in natural light, perfect for creating memorable moments with loved ones. A guest cloakroom completes the ground floor.

This substantial residence offers six generously proportioned bedrooms, providing ample space for a growing family or accommodating guests with the utmost comfort. Four double bedrooms reside upon the first floor all fitted with bespoke luxury wardrobes with the master offering a four-piece bathroom suite and bedroom two holding a three-piece shower room. Completing this level is also a family bathroom fitted with a jacuzzi bath.

Upon the second floor, two further double bedrooms offer even the largest of families enough sleeping accommodation coupled with a separate shower room to this level.

Externally, the front driveway allows parking for three vehicles alongside access to the double garage which also holds running power and a utility area for household washing. The rear garden is maintenance-free whilst having complete privacy from neighbouring properties. A brick-built summer house allows for many usages such as a gym, games room or home office.

Set on a private cul-de-sac lane, the property is cocooned in tranquillity, providing a serene escape from the hustle and bustle of daily life yet still only residing with-in a ten minute walk to Epping's vibrant High Street for the many shops, restaurants and bars. Located off Epping High Street on Station Road is Epping Central Line station which offers a direct route into the city within 38 minutes and the West End 46 minutes.



- Substantial Detached Family Home
- Three Formal Reception Rooms
- Brick Build Summer House
- Double Garage
- Seconds Walk Into Open Countryside & Epping Forest
- Six Bedrooms/Four Bathrooms
- Open Plan Kitchen/Diner
- Off-Street Parking For Three Vehicles
- Private Cul-De-Sac Turning
- 0.8 Miles To Epping High Street





# The Plain, Epping

Approx. Gross Internal Area 234 Sq M ( 2518.7 Sq Ft )



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



☎ 01992 667666

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

✉ theydon@butlerandstag.com

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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