



Coppice Row, Epping, CM16

BUTLER & STAG



**Ivy Cottage is an impressive and beautifully proportioned family home set in a peaceful position on Coppice Row, offering generous accommodation arranged over two floors and recently refurbished throughout to the highest standard.**

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- Detached Four Bedroom House
- Newly Refurbished
- Driveway Parking
- Modern
- Great Location
- Available March

Approached via a welcoming entrance hall, the ground floor flows effortlessly with a spacious lounge ideal for everyday living, complemented by a separate family room providing flexible use as a snug, playroom or home office. The heart of the home is the exceptional open plan kitchen and dining room, designed for both family life and entertaining, with ample space for a large dining table and direct access to the rear garden, allowing natural light to flood the room and creating a seamless indoor-outdoor feel. Further enhancing the ground floor is a dedicated gym room, a practical utility room, cloakroom and integral garage, ensuring the property meets the demands of modern living.

Upstairs, the first floor offers a well-laid-out landing leading to a generous principal bedroom and several further double bedrooms, providing excellent accommodation for families. The property benefits from multiple bathrooms, including en-suite facilities, all finished in a contemporary style and reflecting the high-quality refurbishment carried out throughout the home.

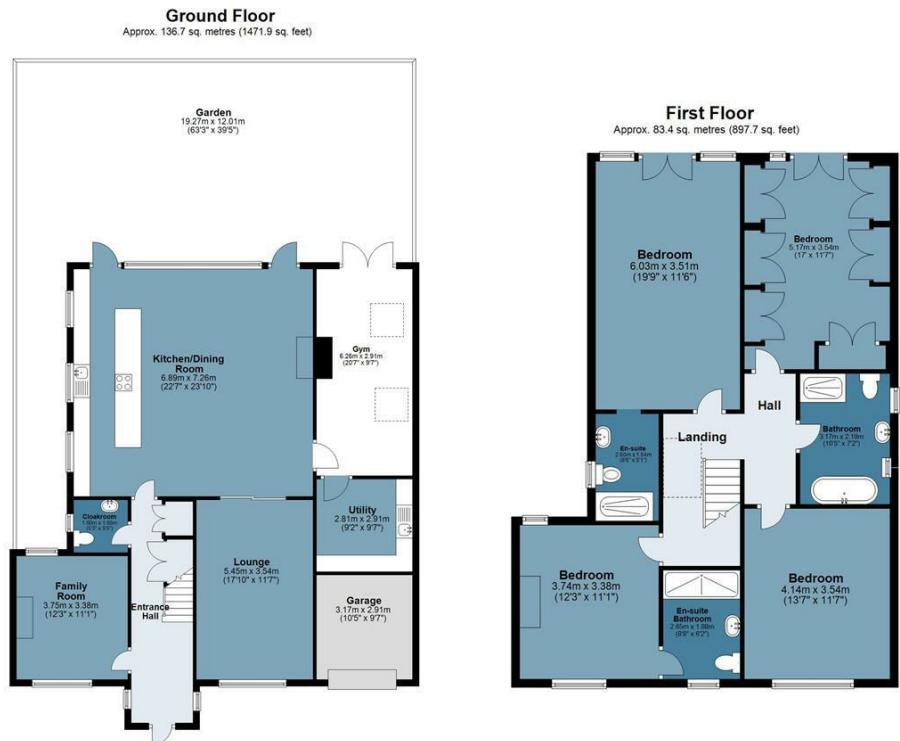
Externally, Ivy Cottage enjoys a substantial and private rear garden, ideal for relaxing, entertaining or family activities, while the overall plot offers a sense of space and tranquility rarely found. Situated in the desirable CM16 area, the property is well placed for local amenities, countryside walks and transport links, making it an ideal long-term rental for those seeking a spacious, high-quality home in a sought-after location.

Council Tax Band - G



## Ivy Cottage

Approx. Gross Internal Area 220.1 Sq M ( 2369.6 Sq Ft )



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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**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.