



Hill Road, Epping, CM16

BUTLER & STAG



A stunning detached family home, enjoying generously proportioned accommodation arranged over three floors spanning in excess of 3600 sq ft.



Freehold

- Detached Family Home
- Stunning Interiors
- No Forward Chain
- Prime Village Location
- Five Bedrooms | Six Bathrooms
- Garage & Off Street Parking
- Summer House
- Rarely Available

On entering the property there is an inviting reception hall with herringbone parquet flooring two equally spacious reception rooms are found to the right and left, boasting bay windows flooding the rooms with natural light. The fabulous kitchen/dining/family room is found to the rear of the property and forms the social hub of the house with a long 'L' shaped island with breakfast bar seating, generous high-quality cupboard space, feature wall wine racking, granite worktops and a range of integrated appliances and range cooker. The design brief of maximum natural light is again achieved with roof lanterns, bi-folding doors providing relaxing views of the garden and a further bay window, which invite the outside in.

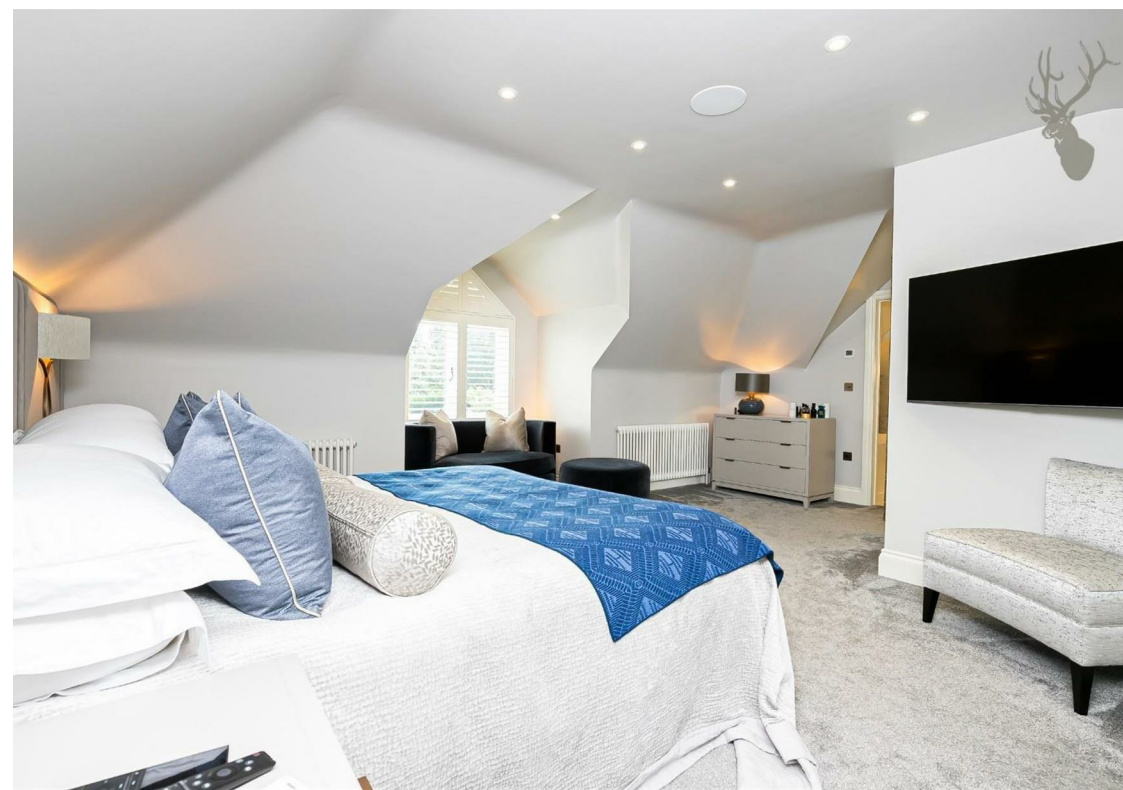
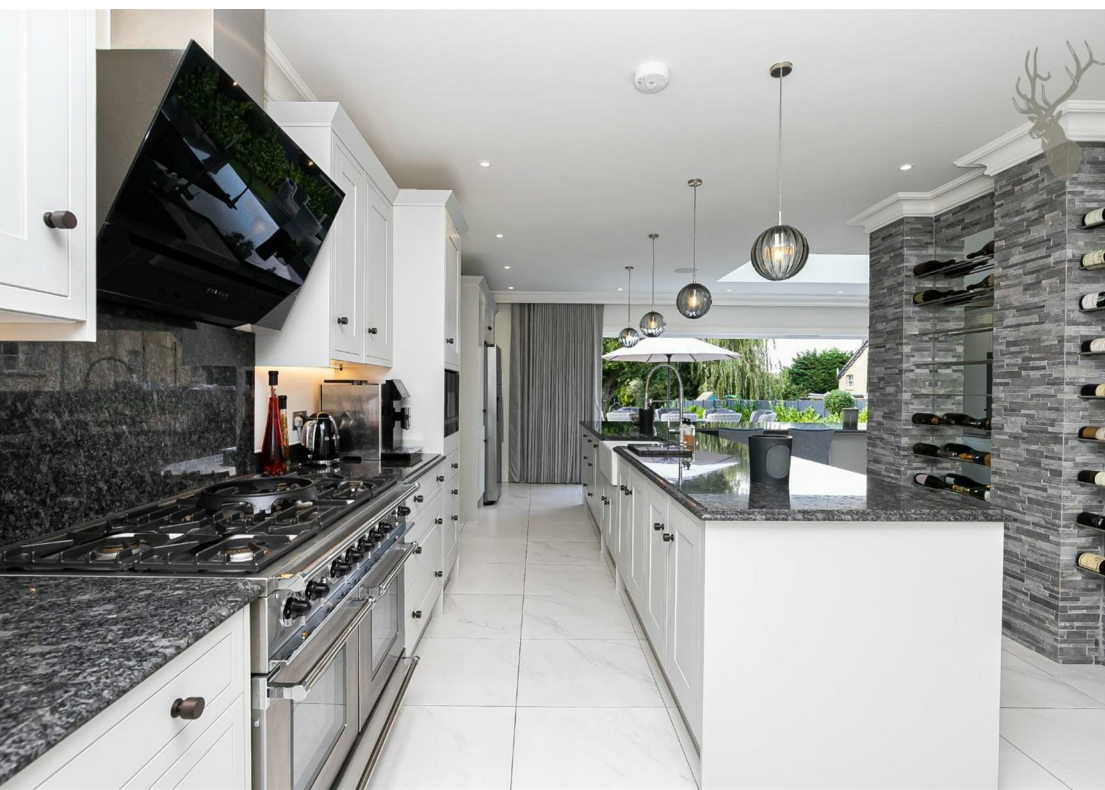
The double-side extension has allowed the architects and designers to offer the conveniences that Victorian houses rarely achieve. The utility room flows perfectly off the kitchen leading to a ground floor shower room (ideal after muddy dog walks) and an integral garage beyond, conveniently housing all plumbing and heating components as well as meters, enabling trade access without the need to enter the main house. Other features include control 4 lighting, music and cameras.

The first floor is equally impressive boasting four large doubles, two suites with en-suite shower and dressing rooms, and another with an en-suite shower and the fourth with access to a separate family bathroom. The master suite is found on the top (second) floor featuring a dressing room and en-suite bathroom with free standing bath and shower cubicle. Handy storage is found throughout the eaves ideal for suitcases and seasonal decorations.

Externally, the house is approached via a block paved driveway offering parking for several cars and an integral garage. The rear garden extends to 137'.

Hill Road is a much sought after turning in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a





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.

A large, stylized, dark blue stag head with prominent antlers, facing left, serves as a background logo for the company name.

BUTLER & STAG

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