



Webbs Cottage

BUTLER & STAG



This remarkable Grade II listed period residence, dating back to Tudor times, occupies a south-facing mature plot with breathtaking panoramic views over surrounding farmland.



- Remarkable Grade II Home
- Five Bedrooms
- Private Driveway
- Featured Beams
- Panoramic Views
- Multiple Garages

Situated just a few miles from Epping town centre and its tube station, this property seamlessly blends historical charm with contemporary luxury, meticulously restored by its current owners.

The home boasts original character features such as exposed timbers and solid oak flooring, complemented by modern comforts including underfloor heating and a bespoke oak and copper staircase. The inviting entrance hall on the ground floor leads to a guest cloakroom. The highlight is the impressive kitchen/breakfast room, ideal for entertaining, featuring bespoke cabinetry, integrated appliances, a Quooker hot tap, and a central island with a breakfast bar. Double doors open from here to the garden, flooding the space with natural light. The main reception room showcases exposed beams and a grand open fireplace, also leading to the garden through double doors. A second reception room, currently used as a dining room, spans two tiers with additional double doors to the outside.

Upstairs, the first floor comprises the principal bedroom suite with a dressing room and bathroom, a second bedroom suite, two further bedrooms, and a family bathroom.

The second floor offers an additional bedroom suite and a spacious storage cupboard.

Approached via a gravel driveway bordered by lawns, the property includes substantial outbuildings on either side, offering versatile space ideal for garaging, a games room, or a home office. The rear garden features a paved sun terrace and a lawn area, all with stunning south-facing views across open countryside.

Webbs Cottage is an ideal family home in a private setting where you can work from home and travel into the city.

Located just 3.5 miles from Epping town centre and 4.2 miles from Epping tube station, this property offers both serenity and easy access to London. Harlow and Broxbourne are also conveniently close by, providing extensive shopping, leisure, and transport options. The area is renowned for its excellent state and private schools, with convenient transport links to schools further afield.

With a total square footage of 2,966 sq ft, this historic residence presents a rare opportunity to enjoy rural living with convenient access to urban amenities.





Rye Hill Road

Approx. Gross Internal Area 275.6 Sq M (2966.1 Sq Ft)

BUTLER & STAG



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.
© @modephoto.uk www.modephoto.co.uk

BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

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.