Piercing Hill, Theydon Bois, CM16

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Coopers Court is a stunning Victorian building dating back to 1870, occupying an enviable position on the edge of Epping Forest. The building, which was once used as an adult education centre, was sympathetically converted in 2013 by Mount Charm Group. The house and grounds have been carefully restored, with some elements of the property being completely remodelled.

Leasehold

- Exclusive Period Gated Development
- Huge Open Plan Lounge/Kitchen/Diner
- Underfloor Heating Throughout
- Stunning Communal Grounds
- Two Bedrooms/Two Bathrooms
- Full Range Of Integrated Kitchen Appliances
- Private 46 ft Courtyard Garden Space
- 1012 Sq. ft Of Accommodation Space

This stunning ground floor apartment spans an impressive 1,012 sq. ft, designed for modern living with the luxury of a private courtyard garden. This beautifully appointed property boasts a bright, open-plan living area featuring a fully integrated kitchen with top-of-the-line appliances, including a fridge/freezer, hob, oven, dishwasher, and washer/dryer. The stylish breakfast bar provides a perfect spot for casual dining or entertaining, and walnut flooring flows throughout the lounge and dining area, seamlessly extending onto a charming, low-maintenance private garden – ideal for outdoor relaxation.

The apartment includes two generously sized double bedrooms. The primary bedroom offers an en-suite shower room and fitted wardrobes, adding a touch of elegance and practicality. A modern family bathroom serves the second bedroom and guests, completing the thoughtful layout.

Externally, the property boasts two allocated parking spaces, accessed via remote controlled security gates and a wonderful communal garden with pond to the rear. There is a close community feel amongst residents with garden parties and BBQ's a common feature throughout the summer.

Piercing Hill is perhaps Theydon Bois' most prestigious turning and contains some of the area's finest properties. It lies within easy reach of local amenities within the village. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well-regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

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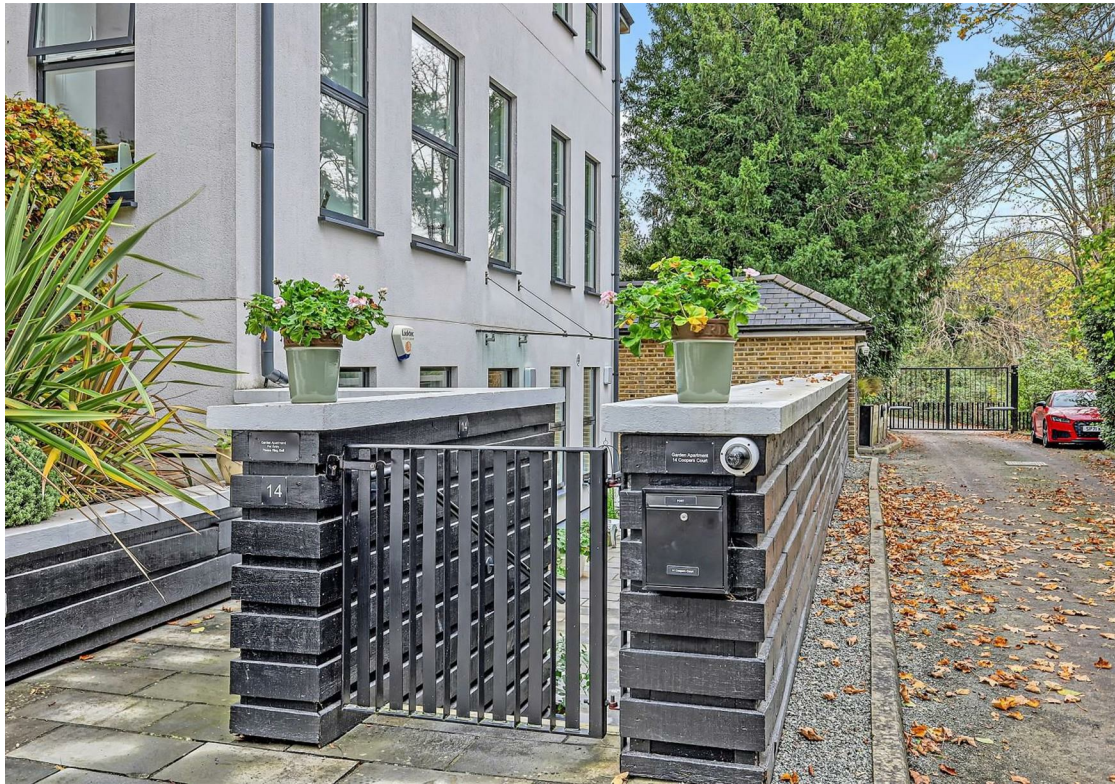
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Coopets Court

Approx. Gross Internal Area 94.1 sq. metres (1012.9 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
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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.

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