



Ongar Road, , RM4

BUTLER & STAG



**This stunning and beautifully maintained four-bedroom family home offers a rural setting whilst being within close proximity of Theydon Bois and Ongar.**



## Freehold

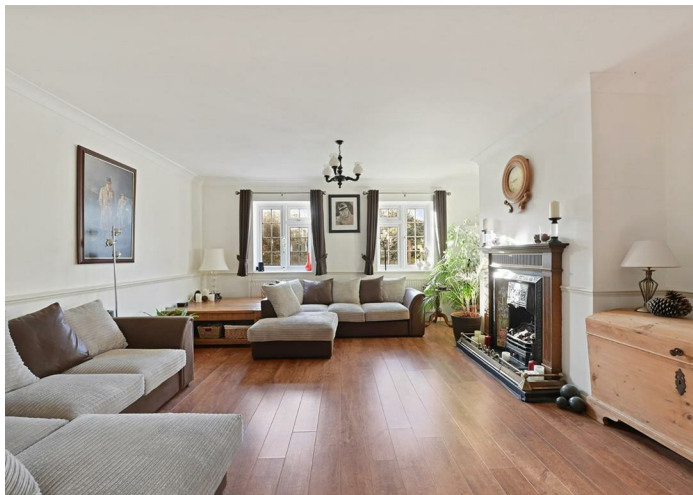
- Semi Detached Family Home
- Semi-Rural Location with Outstanding Scenery
- Four Bedrooms/Three Bathrooms
- Spacious Kitchen Dining Area
- Downstairs Bedroom/Reception Room
- Secure Parking for Several Vehicles

Whilst being one of two attached properties, the house feels very much detached and private. The house is vast spread over two floors spanning close to 2150 sq. ft. with ground floor accommodation comprising kitchen/dining room, two reception rooms, study, shower room (which could be converted into a utility room) and a sunroom.

The first floor has four bedrooms, a family bathroom plus a shower room which could easily be converted to provide a full en-suite to the master bedroom. Externally, the house is approached by a private lane and accessed behind electric security gates and there is ample off-street parking for several vehicles. The landscaped gardens are ideal for entertaining guests for summer bbq's.

Waters Farm Cottage is located in a remarkably private and peaceful setting yet conveniently situated close to the village of Theydon Bois which provides a range of local amenities including public houses (in particular The Queen Victoria), restaurants, Tesco's, Bon Homie and a Primary School. A wider range of amenities can be found in nearby Epping and Loughton, both of which have a Marks & Spencer's supermarket.

Communications are excellent with Junction 26 of the M25 just 4 miles away and Junction 5 of the M11 3 miles away both providing fast access to London, Heathrow and Stansted Airport. Theydon Bois station (Central Line) is within six minutes' walk offers swift access into Liverpool Street (35 mins approx.), West End, Canary Wharf and beyond. Incredibly well positioned for access to a wide range of well-regarded preparatory and public schools including Coopersale Hall, Oakland's, Loyola, Daiglen, Braeside, Chigwell, Bancroft's and Forest amongst many others.







Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 2140 sq ft (199 sq m)  
 Outbuilding 120 sq ft (11 sq m)  
 Total 2260 sq ft (210 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. We do not warrant the floor plan accuracy and completeness. You or your adviser should conduct a cash/valuation investigation of the property in respect of necessary valuation. Copyright www.cdnphoto.co.uk

