



Abridge Road, Theydon Bois, CM16

BUTLER  STAG





Nestled within the serene and secluded enclave of Theydon Hall Farm development, The Grooms Lodge stands as a testament to exquisite craftsmanship and modern living. This remarkable stable block conversion boasts a ground floor layout designed for effortless flow and comfort, offering a tranquil retreat just a short drive from the charming village of Theydon Bois.



## Freehold

- Stunning Stable Block Conversion
- Two Double Bedrooms/Two Bathrooms
- South Facing Rear Garden Space
- Underfloor Heating Throughout The Ground Floor
- Private Gated Development
- Open Plan Lounge/Kitchen/Diner
- Beautifully Presented Throughout
- Access To Communal Gardens

Upon entry, a welcoming hallway adorned with spot lighting and beautifully finished flooring sets the tone for the residence. Discover a tastefully appointed shower room WC and a second bedroom adorned with a range of wardrobes and wooden flooring, perfect for guests or family members.

The heart of the home unfolds into a captivating open-plan living space, seamlessly integrating a breakfast kitchen, dining area, and lounge. High gloss units, built-in appliances, and a breakfast island define the kitchen area, while bi-folding doors flood the space with natural light and extend the living area outdoors. Ascend the stunning wooden staircase, which gracefully punctuates the vaulted ceiling, to find Bedroom One. Here, a wealth of built-in fitted wardrobes complement a hidden en-suite bathroom, complete with a luxurious corner bath and pristine white sanitary ware.

Externally, The Grooms Lodge offers an enclosed courtyard garden, a private sanctuary adorned with patio stones, ideal for alfresco dining and relaxation. Parking is a breeze with a covered detached barn providing shelter for residents' vehicles, supplemented by ample visitor spaces scattered throughout the grounds. Residents also enjoy the convenience of individual storage sheds housed within a converted "Pig Barn," ensuring every need is effortlessly met.

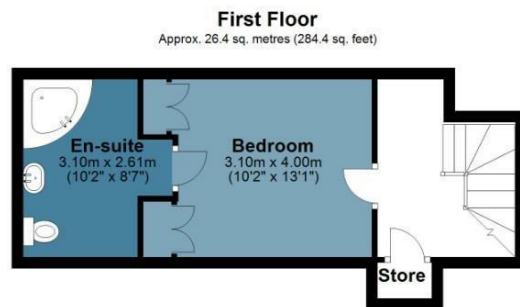
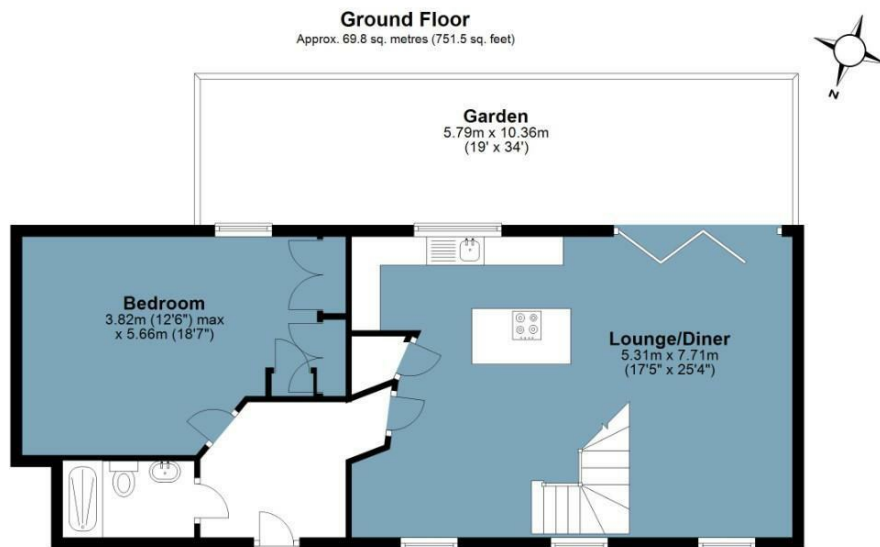
Beyond the confines of this exceptional property lies a realm of communal splendour, where generous grounds adorned with feature lighting and gated access beckon exploration. A gated paddock, resplendent with lush grassland and an adjacent fish and duck pond, further enhance the allure of this idyllic countryside retreat.

Experience the epitome of refined country living at The Grooms Lodge, where tranquility meets contemporary elegance in perfect harmony.









Total area: approx. 96.2 sq. metres (1035.9 sq. feet)  
**Theydon Hall**

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.

**BUTLER & STAG**

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