



Church Fields, Epping, CM16

BUTLER  STAG





**Guide Price £1,200,000 - £1,300,000.**

**Nestled in a commanding yet secluded position within an exclusive private cul-de-sac, this exceptional five-bedroom detached residence offers the perfect blend of luxury, privacy, and convenience. Ideally located just off Epping's picturesque Memorial Green, this impressive family home has undergone an extensive programme of extension and modernisation, with no expense spared to achieve the highest standards of contemporary living.**



## Freehold

- Detached Family Home
- Double Garage & Ample Parking
- Remote Control Garden Lighting
- Five Bedrooms/Four Bathrooms
- CCTV Front & Rear
- Underfloor Heating

This property spans just over 2,800 sq.ft., boasting dynamic and versatile accommodation perfectly designed for modern family life. The house has been meticulously transformed, featuring high-end finishes and state-of-the-art technology throughout. Above the spacious double garage, you'll find a dedicated gym, offering the ultimate convenience for fitness enthusiasts.

The expansive ground floor offers a harmonious flow of living spaces, including bright and airy reception rooms, a sleek, fully-fitted kitchen with premium appliances, and elegant dining areas ideal for entertaining. The upper floors comprise five generously proportioned bedrooms, including a luxurious principal suite with en-suite facilities and ample storage.

Smart home features include comprehensive CCTV coverage at both the front and rear of the property, providing enhanced security. The beautifully landscaped gardens are equipped with remotely controlled lighting, creating a perfect ambiance for evening relaxation or entertaining.

Church Field is in a private prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs, and restaurants. Transport links into London are excellent, and there are several well-regarded state and private schools within easy reach, some with transport pick-up points locally. Church Field is just a minute's walk from Epping High Street, offering an array of popular coffee shops, acclaimed restaurants, and boutique shops, including M&S and Gail's Bakery. The property is also within easy reach of the Central Line station, providing swift connections to London, making it ideal for commuters.

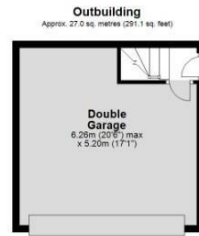
This exquisite property is a rare find, combining sophisticated design, superb amenities, and an unrivalled location. Early viewing is highly recommended to appreciate all that this outstanding home has to offer.











Total area: approx. 261.4 sq. metres (2813.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the solid area and may include external/attached space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanIt360

Church Field

**BUTLER & STAG**

☎ 01992 667666

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

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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