



Mount End, Epping, CM16

BUTLER  STAG



This impressive and recently renovated barn, is grade 2 listed, the property provides extensive living space with exceptional character and versatility. It sits on a sizeable plot of over an acre (approx) with superb farmland views in this highly desirable location.



Freehold

- Grade II Listed Barn Conversion
- Stunning Throughout
- Planning Permission For A Twelve Metre Extension
- Separate Two Bedroom Annexe
- Five Bedrooms/Four Bathrooms
- Car Port/Gym/Office
- Impressive Living Space & Galleried Staircase
- Private Gated Access

One of the property's key assets is its wonderful location with far-reaching views over the surrounding countryside, enhanced by deep floor to ceiling windows.

The ground floor accommodation features a light and airy spacious open plan lounge/dining area which has high vaulted ceilings with the added bonus of a drinks bar which has been recently added, perfect for entertaining with the family and friends. With access to a mezzanine area which can be used as an office but perfect if somebody wants to unwind and read a book in peace with a glass of bubbly. The barn has five large double bedrooms, three of which have en-suites and all have a good amount of storage. The bespoke kitchen is simply stunning with quartz topped island and modern throughout, with bi-folding doors that lead onto the patio which features a BBQ area.

Externally the property is gated with space for numerous vehicles with the added bonus of a car port/garage, where the garage can be used as a home office or a gym. You also have access to a separate annex which is another barn which has been completely renovated just over two years ago. With a significant 3-4 acres (approx) of land surrounding the garden, which can be negotiated separately.

Theydon Barn is situated between the sought after villages of Theydon Bois, Abridge and nearby towns of Loughton, Chigwell and Epping. It is well placed for local amenities including a comprehensive range of shops, bars, restaurants and leisure facilities. Transport links into London are excellent with central line tube stations at Theydon Bois, Epping and Loughton plus the added benefit of good access to M25 & M11 motorways. There are several well regarded state and private schools within easy reach, some with transport pick up points locally.

Theydon Bois station 2.5 miles, M25 Junction 26 4.8 miles, M11 Junction 7 6 miles,





Site plan of the 'Garten' (Garden) area. The plan shows a large white rectangular area labeled 'Residence' and a smaller white rectangular area labeled 'Storage' at the bottom. To the right is a vertical white rectangle labeled 'Annexe'. The area is surrounded by a grey background representing the garden. A north arrow is located at the top center. The scale bar at the bottom indicates 60m.



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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.