



BUTLER & STAG

Piercing Hill | Epping
| CM16

This stunning property is located in Theydon Bois most highly sought after roads, directly opposite Epping Forest and offering total peace and tranquillity whilst being within easy reach to Theydon Bois Central Line Station, major motorway links, excellent schools and local amenities of both Epping and Theydon Bois.

- *Stunning Detached Family Home*
- *Four Bedrooms/Three Bathrooms*
- *Large Dining Area/Open Plan Kitchen Living Area*
- *Off Street Parking & Separate Garage*
- *Close To Village Shops & Tube*
- *164' South Facing Garden*

Asking Price £1,875,000 | Freehold

Hambleton is an impressive detached family home having undergone a complete interior and exterior refurbishment during 2015/16. The well-appointed accommodation extends to approximately 3,000 sq ft in total and is arranged over two floors with the ground floor comprising of entrance hall, formal spacious dining room, an impressive open plan lounge/kitchen/dining area, with a log burner perfect for the cold winter nights with via full width bi-folding doors allowing access into the gem of a garden.

The first floor is equally as impressive offering a master bedroom with stunning views over the north facing rear garden which benefits from an en-suite bathroom and fitted wardrobes. There are three further double bedrooms with fitted wardrobes, one with a shower room, there is also a family bathroom.

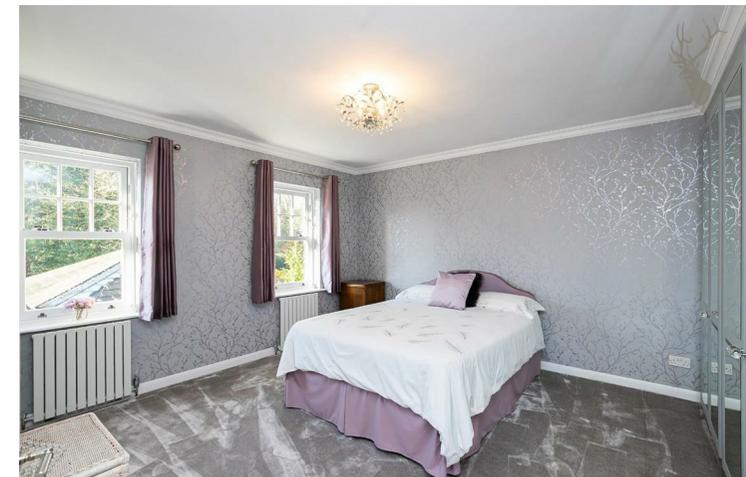
The owners have taken great care and pride in maintaining the property, the refurbishment works all appear brand new making this the ideal turn key opportunity.

Externally, the 166' rear garden comprises an extensive, elevated patio area which is ideal for alfresco dining borders with a wide selection of trees, feature pond, shrubs with the remainder laid to lawn. To the front of the property, the long secluded driveway is block paved and provides private parking for up to five vehicles, along with a detached double garage.

The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Across the road Epping Forest a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the largest public open space in the London area. At almost 6,000 acres, it is a popular area for recreation and enjoyment. It is a great place to walk or ride bicycles. It is also of national and international conservation importance, with two thirds of it being designated a Site of Special Scientific Interest and a Special Area of Conservation.

Piercing Hill, occupies a much sought after position in the ever popular village of Theydon Bois. 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	