



Epping Road, Epping, CM16

BUTLER & STAG

**Guide Price £925,000 - £975,000**

**Presenting an exquisite executive detached house nestled within a bespoke gated development, this property spans over 2,200 sq ft and is meticulously maintained.**

- Detached Family Home
- Spacious Kitchen/Dining Area
- South Facing Garden
- Five Bedrooms/Two Bathrooms
- Garage
- CHAIN FREE

Offering a luxurious and comfortable family residence. The residence is one of four detached dwellings within a private gated enclave, accessible through secure electric gates, providing an enhanced level of security and exclusivity.

Approaching the house, one is greeted by a grand entrance via a secure electric gate, leading to a gravelled driveway that culminates at the rear of the property, offering both privacy and a scenic backdrop with its positioning adjacent to Woods.

The interior of the house is accessed through a spacious entrance hall, featuring a staircase leading to the first floor. From here, internal doors open into elegantly designed reception rooms. The focal point of the property is the remodelled kitchen and dining room, showcasing a fully fitted "German" kitchen with a central island and state-of-the-art "Miele" appliances. The kitchen seamlessly opens into a family and dining space, extending into a utility room for added convenience.

The living room, adorned with tasteful decor, boasts a distinctive feature – a "German" inglenook fireplace, creating a warm and inviting atmosphere. French doors from the living room open to reveal the south-facing garden, further enhancing the property's appeal.

Ascending to the first floor via the staircase, a sizeable landing leads to five well-proportioned bedrooms, comprising four doubles and a generously sized single. The master suite is equipped with an en-suite bathroom and a range of fitted wardrobes, providing both comfort and functionality. Additionally, a four-piece family bath and shower room caters to the needs of the household.

Notably, planning permission has been granted for a loft extension, offering the potential for two additional bedrooms, an en-suite, and a playroom, reflecting the adaptability of the property to evolving needs.

The property enjoys a prime location in the heart of North Weald village, surrounded by arable farmland, the airfield, and open fields at Church Lane. Wing Close is conveniently located within a short walk to the high street, offering diverse amenities such as a COOP store, cafes, restaurants, and public houses. Excellent transport links along the A414 provide access to Chelmsford and the M11 at Hastingwood. The nearby town of Epping, a brief drive away, offers connections to London via the Central Line and features a vibrant High Street, adding to the overall allure of this premier residence.

PLANNING PERMISSION GRANTED FOR LOFT EXTENSION TO PROVIDE A FURTHER TWO BEDROOMS, EN SUITE AND PLAYROOM. (Expired Approval Ref: EPF/2163/17).





## Wing Close

Approx. Gross Internal Area 213 Sq M ( 2293.1 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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☎ 01992 667666

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

✉ theydon@butlerandstag.com

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.

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