Horseshoe Hill, Waltham Abbey, EN9

BUTLER & STAG

# Nestled in the heart of the picturesque village of Upshire, this remarkable four-bedroom semi-detached country house presents a rare opportunity for discerning buyers.

## Freehold

- Semi Detached Family Home
- Spacious Throughout
- Potential To Extend (stpp)
- Off Street Parking
- Four Bedrooms/Three Bathrooms
- 130' South Facing Garden
- CHAIN FREE

Built in 1900, this residence exudes character and charm, enhanced by thoughtful extensions over recent years. Offering a chain-free purchase, the property invites immediate consideration from those seeking a unique family home in a highly sought-after location.

The interior of the house is a testament to its versatile design, comprising four bedrooms, four reception rooms, three bathrooms, a spacious kitchen/breakfast room, and a utility room. Each space is meticulously appointed, offering bright and airy living areas conducive to modern family living.

One of the property's most striking features is its expansive south-facing rear garden, measuring in excess of 130 feet. Backing directly onto the open countryside, this enchanting garden provides a serene retreat amidst nature's splendour. Mature trees, bushes, plants, and shrubs adorn the landscape, enhancing privacy and creating a picturesque backdrop for outdoor leisure and entertainment. A large paved patio area, complete with BBQ facilities, offers the perfect setting for al fresco dining and social gatherings.

Complementing the outdoor space are several garden sheds and outbuildings, providing additional storage and customization opportunities. A block-paved driveway at the front of the property offers ample off-road parking for multiple vehicles, while a pathway leads gracefully to the front entrance.

The village of Upshire itself boasts a gastro pub, village hall, and St. Thomas's Church, fostering a close-knit community atmosphere. Nearby attractions such as Epping Forest provide opportunities for leisurely walks, cycling, and horse riding, while the historic market town of Waltham Abbey and the vibrant town centres of Epping and Loughton offer a plethora of amenities and entertainment options.

# Century Cottage

**Approx. Gross Internal Area 199.4 sq. metres (3146.8 sq. feet)**

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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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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