



, Epping, CM16

BUTLER  STAG





**Guide Price £1,750,000 - £2,000,000**

**A beautifully renovated five bedroom family home finished to an exceptional specification, enjoying a private setting surrounded by open countryside with far-reaching rural views.**



## Freehold

- High Specification House With Open Countryside Views
- Stunning open-plan kitchen/dining room with bi-fold doors
- Private Gated Driveway With Ample Parking
- Five Bedrooms/Four Bathrooms
- Separate Reception Room Plus Conservatory/Gym
- Countryside Setting With Open Farmland Views

This impressive detached residence offers contemporary, light-filled accommodation arranged over two floors, perfectly designed for modern family living and entertaining.

The welcoming entrance hall features bespoke built-in storage and sets the tone for the high standard found throughout. To the front sits an elegant reception room which flows seamlessly into a conservatory, currently arranged as a gym, enjoying delightful views over the garden. A versatile snug provides an ideal additional reception room or ground floor bedroom, complemented by a stylish shower room.

The heart of the home is the stunning open-plan kitchen/dining room, thoughtfully designed with high quality cabinetry and appliances, and enhanced by bi-fold doors opening directly onto the terrace – creating an effortless indoor-outdoor lifestyle. A separate utility room adds practicality.

To the first floor, the principal bedroom suite is particularly impressive, featuring a dressing area and contemporary en-suite shower room. There are three further generous double bedrooms, two of which share a spacious shower room, alongside a well-appointed family bathroom.

Approached via electric gates, the property sits at the head of a private driveway providing extensive off-street parking. A detached double garage is positioned at the entrance to the gated drive. To the rear, a large terrace accessed from both the kitchen and conservatory provides the perfect space for al fresco dining and entertaining, with a lawned garden beyond. The house and grounds are enveloped by farmland, offering uninterrupted countryside views and a wonderful sense of privacy.







## Epping Green

Approx. Gross Internal Area 317.3 sq. metres (3415.6 sq. feet)

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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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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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