



Hill Road, Epping, CM16

BUTLER  STAG





**Guide Price £1,599,000 - £1,675,000.**

**Set along the highly desirable Hill Road in the heart of Theydon Bois, this exceptional five-bedroom home offers the perfect blend of village charm and modern luxury. Just a five-minute stroll from the Central Line station, with direct access to Liverpool Street in under 30 minutes, this property enjoys a privileged position overlooking open countryside and farmland, yet remains within easy reach of all local amenities.**



## Freehold

- Detached Family Home
- Three Receptions
- Off Street Parking
- Five Bedrooms/Three Bathrooms
- Spacious Kitchen/Breakfast Room
- 300' South Facing Garden

This beautifully extended and fully modernised home has been thoughtfully designed to offer generous and flexible living space across two floors. The heart of the home is the magnificent living room, with bi-folding doors framing idyllic views of the surrounding landscape. A separate dining room provides the perfect setting for family gatherings or entertaining guests, while a dedicated study caters ideally to those working from home.

The sleek, contemporary kitchen is bright and spacious, fitted with a range of quality built-in appliances, and flows seamlessly into a practical utility and boot room, complete with separate access to the driveway and garden — ideal for families, cyclists, and dog owners.

Upstairs, the stunning primary suite is a true retreat, featuring a dressing area and a luxurious en-suite bathroom. Four further bedrooms and two additional bath/shower rooms ensure there's plenty of space for the whole family.

Outside, the property continues to impress with a beautifully landscaped 300-foot garden, complete with a raised decked area perfect for entertaining while enjoying far-reaching countryside views. The generous carriage driveway at the front provides ample off-street parking.

This home is also perfectly positioned to enjoy all the charm that Theydon Bois has to offer. The picturesque village green, duckpond, and children's playground are all just a short walk away, as are a wonderful selection of independent shops, restaurants, and traditional pubs. Families will appreciate the excellent choice of nursery, primary, and secondary schools within easy walking distance.

This is a rare opportunity to acquire a substantial family home in a prime village location, combining space, style, and scenery in one truly special setting.









## Hill Road

Approx. Gross Internal Area 248.7 Sq M ( 2677.4 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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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.