



Coppice Row, Epping, CM16

BUTLER & STAG





# Guide Price £1,250,000 - £1,300,000

## An impeccably presented, four-bedroom detached family home situated in this sought-after area of Theydon Bois



### Freehold

- Detached Family Home
- Study And Utility Room
- Off Street Parking/Garage
- Walking Distance To The Central Line
- Four Bedrooms/Three Bathrooms
- Stunning Views Over The Deer Sanctuary
- Close Proximity to Village Amenities

The property has been well maintained and beautifully appointed by the current owners adopting a modern contemporary theme. The property boasts four-bedrooms together with an impressive fitted kitchen that flows into the generous family room with French doors opening into a secluded rear garden.

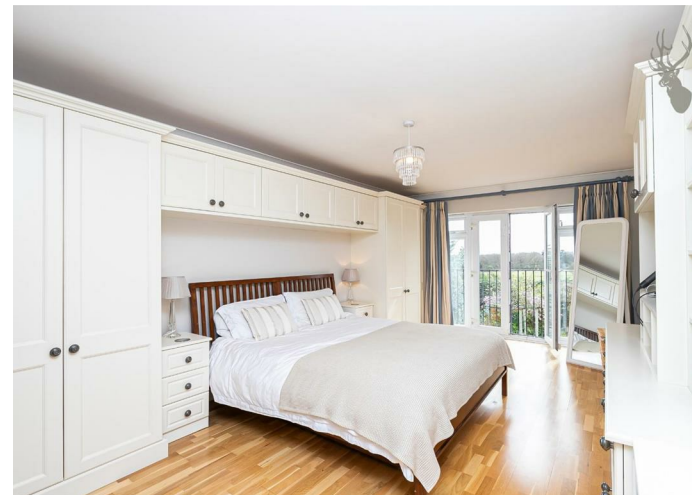
Built in the 1900s with the rear extension added in 2007, Ivy Cottage has been constructed in traditional fashion offering versatile living accommodation spanning to just under 2,350 sq. ft. The ground floor presents a large modern kitchen/dining area, utility room, cloakroom, study/playroom and the main living accommodation making up the majority of the rear of the house.

The entrance hallway provides access to a study/playroom, ground floor cloakroom and to a formal sitting room which has a log burner to enjoy those cosy winter evenings, French doors in the sitting room also lead out to the rear patio terrace area. From the kitchen there is access to a substantial utility room which mirrors the garage..

A spacious first floor landing serves all the bedrooms with a nicely appointed master suite including en suite bathroom. Bedroom two also benefits from an en suite with the remaining bedrooms and family bathroom all being a good size.

Externally, the brick paved forecourt provides plenty of off-road parking and leads to the attached garage. Backing onto the picturesque deer sanctuary, the south facing rear garden is nicely maintained with neat lawn, balanced on all sides by well stocked flower and shrub beds providing a good degree of seclusion and a large, paved patio terrace across the entire width of the property.

Coppice Row is regarded as a premier location within Theydon Bois, within walking





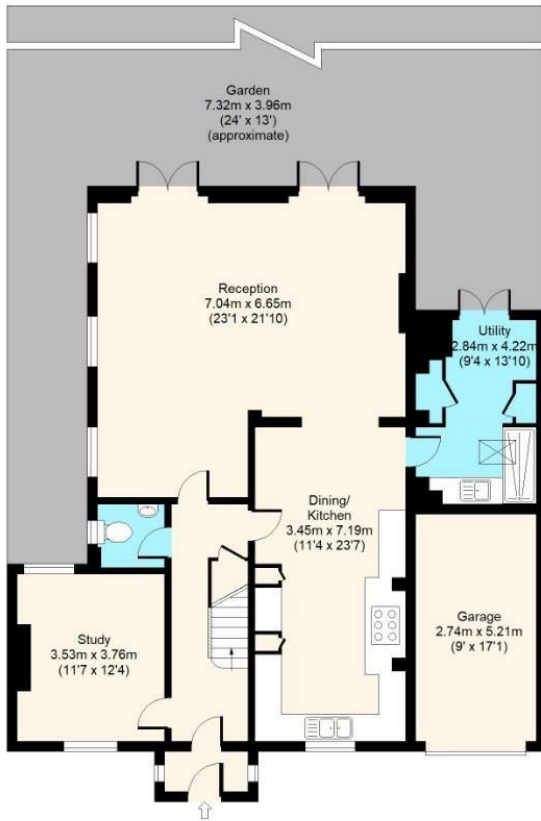




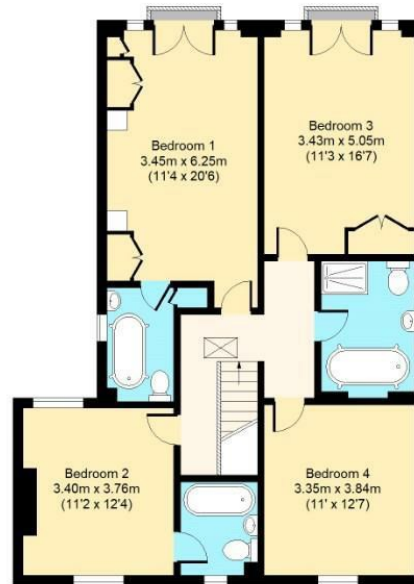
## Coppice Row



**Ground Floor**  
Approx. 108 Sq. meters (1163 Sq. feet)  
( Excluding Garage )



**First Floor**  
Approx. 94 Sq. meters (1012 Sq. feet)



Total area (Including Garage): approx. 216 Sq. meters (2325 Sq. feet)  
Total area (Excluding Garage): approx. 202 Sq. meters (2174 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

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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.