Coopersale Street, Epping, CM16

BUTLER & STAG

GUIDE PRICE £1,600,000-£1,800,000

Dating back to the 1500s, Yeomans is a spectacular Grade II Listed home, set within a peaceful semi-rural location yet in touching distance of Epping High Street and with striking views of rolling farming fields at the rear of its 111' south facing garden.

Freehold

- Detached Family Home/Grade II Listed
- Kitchen/Breakfast Room
- Stunning Countryside Views
- Four Bedrooms/Four Bathrooms
- Utility Room/Downstairs Shower Room

The present owners have invested in a programme of high specification refurbishment works throughout the property, effortlessly combing original period features dating back over 500 years old with an exquisite array of contemporary charm. Upon arriving to the property, you are greeted with a sweeping gravelled carriage driveway which extends beyond 70' in width, offering generous parking for in excess of ten vehicles and access to the detached garage.

The primary accommodation spans over 3700 sq ft and offers an abundance of natural light and well balanced living space. Upon entering the home you are greeted by a welcoming entrance hallway with a working wood burner alongside immediate access into a formal living room with exposed wooden beams, a second wood burner and the added benefit of a Sonos sound system. The dining room in contrast to the sitting room, has a vaulted ceiling, tiled floor and bi-fold doors opening onto a spacious deep outside terrace/entertaining space with sumptuous railway sleepers perfect for family gatherings/summer evenings. The bespoke kitchen/breakfast boast granite work surfaces, feature island and a full array of integrated fitted appliances and range cooker.

On the first floor the spacious landing with exposed beams there is access to the three bedrooms on this level. The master bedroom envelopes you in a calm and relaxing ambience with a generous amount of space, an en-suite bathroom and an opulent dressing room with bespoke fitted units. The two further bedrooms are equally charming and offer garden views. These rooms are serviced by the main family bathroom which incorporates a full white suite with Jacuzzi bath, exposed beams and white walls.

Externally, the rear garden enjoys an enviable south facing aspect and extends just over 110' to the boundary and various entertaining spaces, such as a spacious

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Ground Floor
Approx. 148 Sq. meters (1593 Sq. feet)

First Floor
Approx. 124 Sq. meters (1335 Sq. feet)

Main Area Approx 2928 sq ft
Garage and Outbuildings Approx 786 sq ft
Total area including Garage and Outbuildings 3714 sq ft
For illustration purposes only - not to scale

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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