



Mount End, Epping, CM16

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**Guide Price £1,100,000 - £1,200,000**

**Welcome to Edbury, a beautifully presented detached country house set in the heart of the Essex countryside. This impressive residence offers a wealth of character and scenic views across surrounding arable farmland, combining rural tranquility with convenient access to Epping town and its Central Line railway station.**



## Freehold

- Detached Family Home
- Four Bedrooms/Three Receptions
- Well Presented Throughout
- South Facing Garden
- Detached Garage
- Stunning Views

Enjoy stunning views and a serene environment, nestled within approximately half an acre of picturesque farmland. The entrance hall leads to four distinct reception rooms, including a conservatory, living room, dining room, and sitting room. The fully fitted kitchen features a range style cooker, granite worktops, and integrated appliances, opening into a utility room and downstairs WC.

The first floor offers a main bedroom suite with fitted wardrobes, a Juliette balcony, and a five-piece bath and shower room. There are three additional bedrooms and a family bathroom with a three-piece suite, all boasting beautiful countryside views. Double glazed windows, recessed lighting, oil-fired radiator heating, and a linked media player sound system enhance the comfort and modernity of this charming home.

The property extends to approximately half an acre, providing ample space for outdoor activities and gardening. Two driveways and a detached garage block offer extensive parking options.

Edbury is well placed for Epping, Theydon Bois, and Loughton, which offer a comprehensive selection of shops, restaurants, and public houses. Several golf courses and highly regarded state and private schools are within easy reach, including Bancroft's School (7.9 miles) and Chigwell School (4.8 miles). Excellent transport connections to London are available, with Theydon Bois tube station just 2.6 miles away. The M25 Junction 26 (6.1 miles) and M11 Junction 5 Southbound (6.7 miles) provide additional connectivity, with Canary Wharf 17 miles away.

Edbury represents an ideal blend of luxury, comfort, and convenience, offering a unique opportunity to enjoy a peaceful rural lifestyle with easy access to urban amenities.





## Mount End

Approx. Gross Internal Area 195.9 sq. metres (2108.9 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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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.