



Loughton Lane, Epping, CM16

BUTLER & STAG



**** Extended garden available on completion ****
An outstanding detached five double bedroom house, spanning in excess of 3100 sq. ft. and built to an exceptional standard whilst occupying a wide plot on the edge of the village green.



Freehold

- Newly Built Detached House
- Five Bedrooms/ Four Bathrooms
- Garage & Off Street Parking
- NHBC Guarantee
- Desirable Village Location
- Chain Free
- 80ft Garden

Intelligently designed to satisfy all needs of modern family living with emphasis placed on creating generous lateral living/entertaining space and generously proportioned double bedrooms. The ground floor boasts underfloor heating throughout and comprises formal living room with views towards the village green, full width living space with bi-fold doors to rear incorporating snug, dining area and bespoke kitchen with island with views of the tiered rear garden. There is also a handy utility room, access to an integral double garage and cloakroom. A solid oak staircase leads to the first floor hosting four double bedrooms, two en-suite and a further family bathroom. The master/fifth bedroom suite is found on the top floor and has a generous en-suite bathroom.

Externally the property offers a block paved driveway with external lighting providing off road parking complimented by landscaped front garden access via remote operated five bar, security farm gates. Side access leads to the landscaped rear garden extending to 80 feet approx. predominantly lawn with well stocked borders combined with a patio and external lighting.

Coppins, occupies a much sought after position in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

Offered chain free.





Coppins, CM16 7JY

Ground Floor
Approx. 134 Sq. meters (1442 Sq. feet)

First Floor
Approx. 115 Sq. meters (1238 Sq. feet)

Second Floor
Approx. 40 Sq. meters (431 Sq. feet)



Total area: approx. 289 Sq. meters (3111 Sq. feet)
For illustration purposes only - not to scale.
www.londonpropertyassessments.co.uk

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☎ 01992 667666

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

✉ theydon@butlerandstag.com

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.