



Theydon Park Road, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £1,700,000 - £1,800,000**

**A truly exceptional contemporary family residence, this substantial home offers in excess of 5,000 sq. ft. of thoughtfully designed living space set across two floors, located on one of Theydon Bois' most prestigious roads. Combining luxury, space, and style, the property features five to six double bedrooms, four generous reception areas, and an outstanding detached indoor swimming pool and gym complex, all set within beautifully landscaped gardens.**



## Freehold

- Detached Family House
- Under Floor Heating
- Indoor Swimming Pool & Leisure Complex
- Prime Village Location
- Five Bedrooms/ Three Bathrooms
- Off Street Parking
- Substantial Rear Garden

The accommodation begins with a grand reception hall leading to an impressive 33-foot living room that seamlessly opens into a stylish dining area extending the full width of the house, offering a superb setting for entertaining. The heart of the home is the striking kitchen/breakfast room, complete with a feature island, breakfast bar and high-end finishes throughout. A study, playroom, utility room, cloakroom, and shower room complete the extensive ground floor layout, providing flexibility for family living.

Upstairs, the principal bedroom suite offers a luxurious retreat with a large double bedroom, walk-in dressing room, and an elegant en-suite bathroom. This suite also enjoys access to a private roof terrace with sweeping views across open countryside. The first floor also provides four further spacious double bedrooms along with a beautifully appointed family bath and shower room.

The property is approached via a large block-paved driveway flanked by well-stocked borders, providing ample off-street parking. The rear garden is a true highlight, thoughtfully landscaped and predominantly laid to lawn, with a deep patio running along the rear of the house that's perfect for outdoor entertaining. Mature evergreen hedging and shrubs offer year-round privacy and colour.

At the far end of the garden sits the magnificent detached pool and gym complex. This outstanding facility includes a heated indoor swimming pool with bi-fold doors opening onto the garden, a gym area, sauna, changing room, shower, and cloakroom. A charming summer house, complete with an additional cloakroom, enhances the leisure offering and provides a relaxing space for guests or garden enjoyment.

Theydon Park Road is widely regarded as one of the village's premier addresses,





## Theydon Park Road

**Ground Floor**  
Approx. 175 Sq. meters (1884 Sq. feet)



**First Floor**  
Approx. 121 Sq. meters (1302 Sq. feet)



Total area (Including Gym/Summer house/Balcony) : approx. 490 Sq. meters (5274 Sq. feet)  
Total area (Excluding Gym/Summer house/Balcony) : approx. 296 Sq. meters (3186 Sq. feet)

For illustration purposes only - not to scale  
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# BUTLER & STAG

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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.