



BUTLER & STAG

Piercing Hill | Theydon Bois

| CM16

Coopers Court is a stunning Victorian building dating back to 1870, occupying an enviable position on the edge of Epping Forest. The building, which was once used as an adult education centre, was sympathetically converted in 2013 by Mount Charm Group. The house and grounds have been carefully restored, with some elements of the property being completely remodelled.

- *Exclusive Period Development*
- *Two Bedrooms/ Extensive Storage*
- *Enchanting Communal Rear Gardens*
- *Lift to all Floors*
- *Two Allocated Secure Parking Spaces*
- *Stunning Interiors*
- *Chain Free*

Asking Price £599,995 | Leasehold

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Accommodation is vast with the floor space stretching over 1000 sq ft making it the largest of the two bedroom apartments within the building. Comprising a large open-plan living/kitchen/ dining room with walnut flooring and Bauhaup kitchen complete with island which houses the electric hob and overhanging extractor hood. From the wide and welcoming entrance hall you will find access to two large double bedrooms, both with extensive storage and the master with a beautiful en-suite shower room. There is a separate walk in wardrobe currently used for shoe/ bag storage and a further stylish bathroom.

Externally, the property boasts two allocated parking spaces to the front, accessed via remote controlled security gates and a wonderful communal garden with pond to the rear. There is a close community feel amongst residents with garden parties and bbq's a common feature throughout the summer.

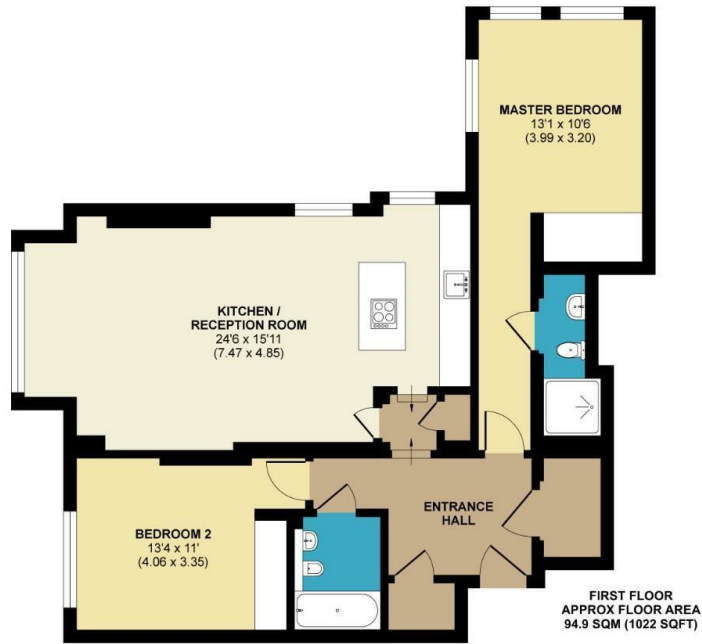
Piercing Hill is perhaps 'Theydon Bois' most prestigious turning and contains some of the area's finest properties. It lies within easy reach of local amenities within the village. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants 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





Piercing Hill, Theydon Bois, Epping, CM16

APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT 94.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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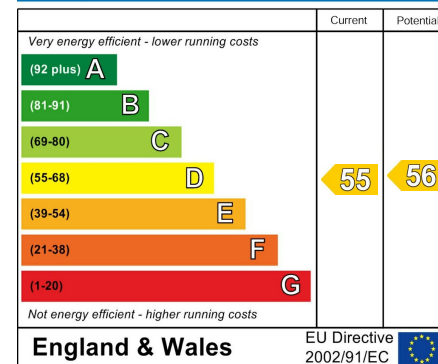


BUTLER & STAG

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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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

