



Murthering Lane, Romford, RM4

BUTLER  STAG





**Nestled in the heart of the rolling Essex countryside, Honeysuckle Barn is a truly bespoke, luxury link-detached home offering the perfect blend of rural charm and contemporary living. Positioned near the picturesque villages of Noak Hill, Stapleford Tawney, and Theydon Mount, this unique property enjoys tranquil surroundings with excellent commuter links to Romford, Loughton, and Chigwell.**



## Freehold

- Detached Barn Conversion
- Open Plan Living Space
- Semi Rural Setting
- Three/Four Bedrooms
- Two Mezzanine Bedrooms (Perfect For Children)
- Two Bathrooms

Accessed via a private driveway and set within an elegant and peaceful plot, this exquisite single-storey residence spans approximately 1,800 sq ft and has been finished to an exceptional standard throughout. Every detail has been thoughtfully considered to promote comfort, style, and functionality.

A spacious entrance hall welcomes you into a stunning open-plan kitchen, breakfast area, and living room, designed to be the heart of the home. Bi-fold doors open out onto the beautifully landscaped gardens, seamlessly blending indoor and outdoor living. The home also features a stylish mezzanine level—perfect as a children's den, reading nook, or creative space.

Offering flexible accommodation, the property comprises up to four generously proportioned bedrooms. The impressive principal suite boasts a luxuriously appointed en-suite bathroom, while two additional bedrooms benefit from charming mezzanine areas with wooden stair access—ideal for storage or display. A further family bathroom is elegantly finished with high-end fixtures and fittings.

Externally, the south-facing rear garden is a true haven, featuring a manicured lawn, mature borders, a striking pond, and a beautifully designed patio area—perfect for entertaining or enjoying peaceful evenings in the countryside.

Located in the sought-after area of Stapleford Abbots, Honeysuckle Barn enjoys proximity to the vibrant towns of Epping, Theydon Bois, and Brentwood, all of which offer a wide range of amenities, schools, and transport links—including Underground and mainline stations for swift access into London. Major road connections via the M11, M25, and A12 are also easily accessible.

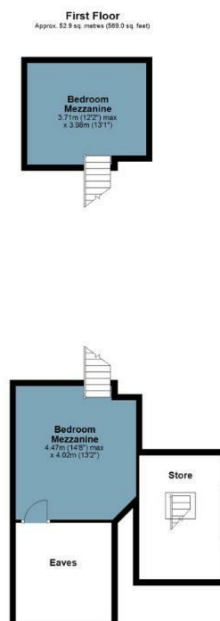






## Olives Farm

Approx. Gross Internal Area 204.7 sq. metres (2203.9 sq. feet)



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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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.