



**BUTLER & STAG**

Loughton Lane | Epping  
| CM16

**\*\* 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.***

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

***Asking Price £1,425,000 | Freehold***

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.

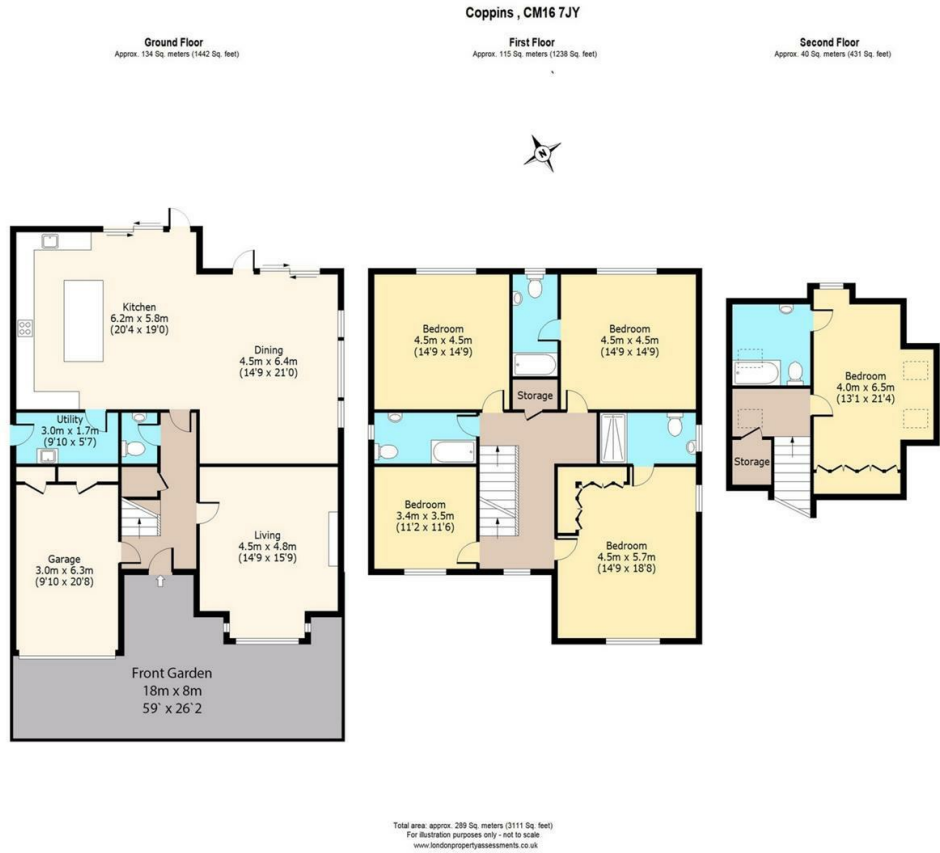
Externally the property offers a block paved driveway with external lighting providing off road parking complimented by landscaped front garden access via remote operated five bar, security farm gates. Side access leads to the landscaped rear garden extending to 80 feet approx. predominantly lawn with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







# 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>		<b>86</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		