



Fiddlers Hamlet, Epping, CM16

BUTLER & STAG



An exceptional, one-of-a-kind opportunity to acquire a beautifully positioned parcel of land within the charming rural enclave of Fiddlers Hamlet, located within CM16.



Freehold

- Rare opportunity
- Approx. 0.65 Acres / 0.26 Hectares
- Near Theydon Bois & Epping
- Easy access to M25 & M11
- Surrounded by countryside
- Highly sought-after location
- Tranquil countryside setting
- Close to Epping Station (Central Line)
- Development potential (STPP)
- Rural feel with great connectivity

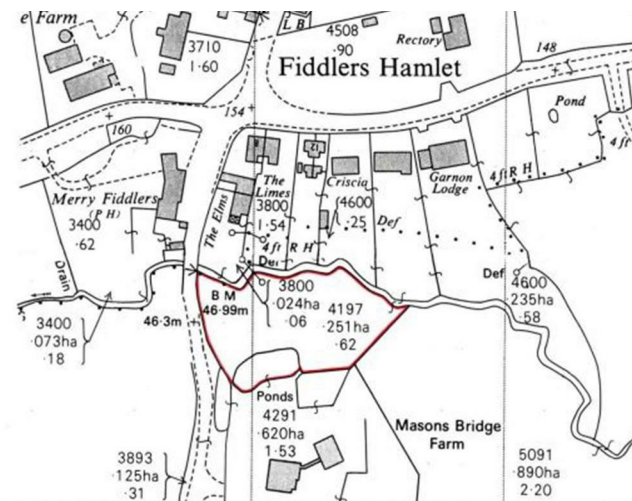
Set within a tranquil countryside setting, this rare offering provides the perfect balance of peace, privacy, and accessibility—ideal for those seeking a rural lifestyle without sacrificing convenience.

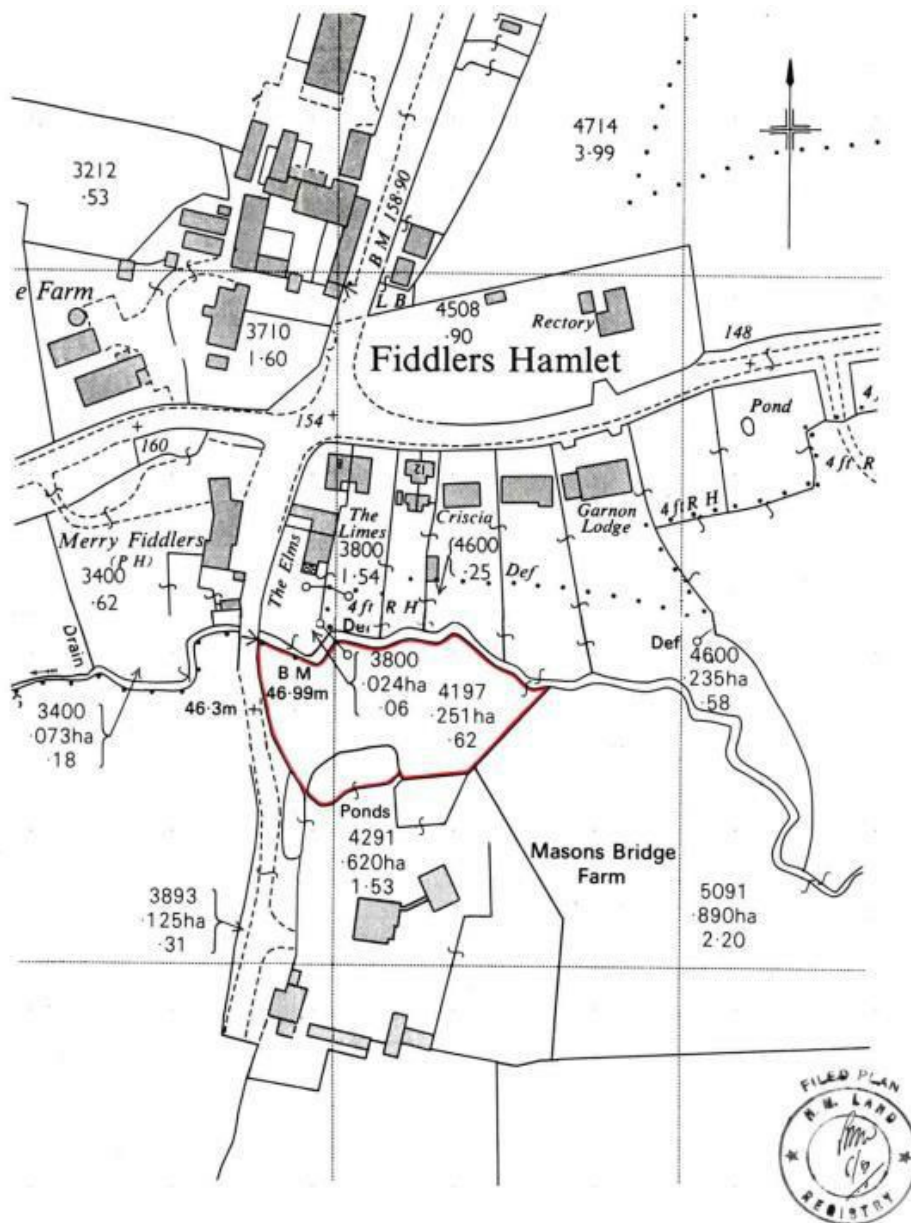
The site is accessed via Stewards Green Road, which runs directly into the vibrant market town of Epping, placing a wide range of amenities within easy reach. Both Theydon Bois Village and Epping High Street are nearby, offering an excellent selection of boutique shops, cafés, restaurants, and everyday conveniences. Despite its idyllic, semi-rural surroundings, the plot is exceptionally well connected, with Epping Station (Central Line) approximately 1.2 miles away, providing direct access into London. The M25 and M11 are also within close proximity, ensuring excellent transport links to the wider region.

Extending to approximately 0.65 acres (0.26 hectares), the plot represents a rare opportunity to secure land in one of Essex's most desirable and tightly held locations. Surrounded by open countryside and greenery, it enjoys a peaceful and secluded atmosphere, making it perfectly suited for a bespoke residential vision, subject to the necessary consents. The area is highly sought-after for its unique ability to combine a rural feel with close proximity to thriving towns and key transport connections—an increasingly rare combination.

While the site has no existing residential planning history, recent development activity in the surrounding area suggests there may be promising potential for future residential use, subject to obtaining the appropriate permissions. Interested parties are encouraged to make their own enquiries with the local planning authority.

Opportunities of this calibre, offering such a unique blend of countryside charm, connectivity, and potential, are rarely available, and early interest is highly recommended.





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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.