



BUTLER & STAG

Tawney Lane | Romford
| RM4

Cutlers Mews is situated in an idyllic semi-rural setting yet is within easy reach of sought after Theydon Bois village with its array of shops and restaurants plus access to the Central line with easy links into the City and West End.

- Boutique Development of Four Dwellings • Two Bedrooms/Two Bathrooms • Detached/Off Street Parking • Secured Gated Development • 10 Year Builders Guarantee • Stunning Master Suite • Countryside Views • 1,034sq ft/ 96.06 sq m

Price Guide £595,000 | Freehold

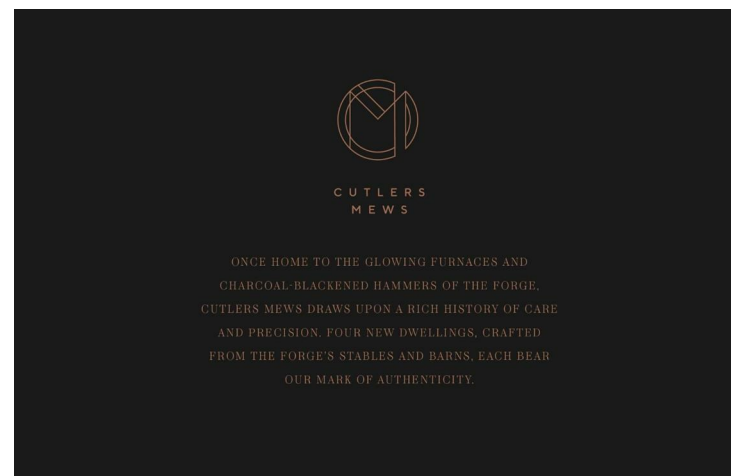
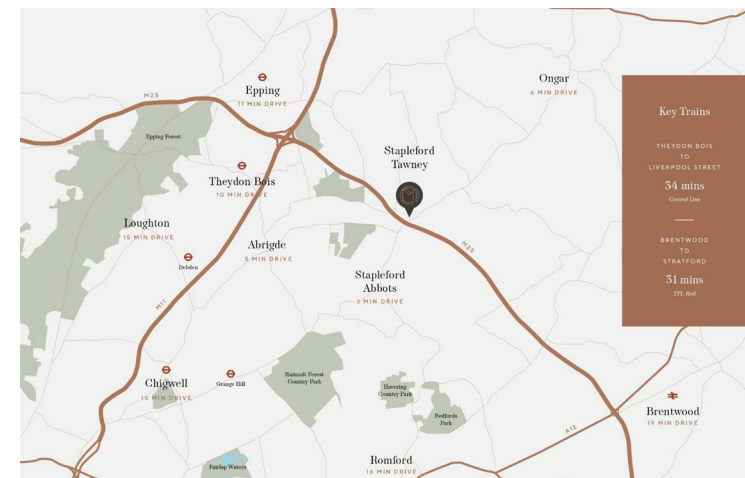
Once home to the glowing furnaces and charcoal-blackened hammers of the forge, Cutlers Mews draws upon a rich history of care and precision, FOUR NEW DWELLINGS, crafted from the forge's stables and barns, each bear our mark of authenticity.

No.1 Cutlers Mews encapsulates the harmony of indoor/ outdoor living, with one of the two bedrooms have direct access to a stunning garden. The open-plan living area is generous and light, offering a home to truly grow within.

Found nestled on a private mews alongside three other dwellings, No.1 is both secluded and tranquil and offers private parking.

Situated amongst the meadows and fields of Essex, yet only a 10-minute drive to the Central Line at Theydon Bois, Stapleford Tawney offers a location that's both tranquil and well-connected. From the verdant views and chirping birds of Cutlers Mews, residents can reach the M25 within 15 minutes and one of the neighbouring towns and villages even sooner. Less than 2 miles away sits the new Stapleford Abbots Primary School, with many other well-regarded schools in the area. This includes The new Ongar Academy, just a 10-minute drive away, plus Herewood Primary and Debden Park High School, both rated Outstanding by Ofsted.

The surrounding countryside provides a never-ending supply of outdoor activities with options for the whole family. It's easy to take things slow with walks, bridle paths and woodlands to explore, such as the 2,400 hectares of Epping Forest filled with ancient trees, lakes and grazing deer. There are numerous golf courses close by, with local favourites found in Abridge and Stapleford Abbots. Epping has a tennis and cricket club, offering coaching at both. For the thrill-seekers, there's pilot training at Stapleford Aerodrome plus kayaking, paddle boarding, windsurfing and more at Fairlop Waters.



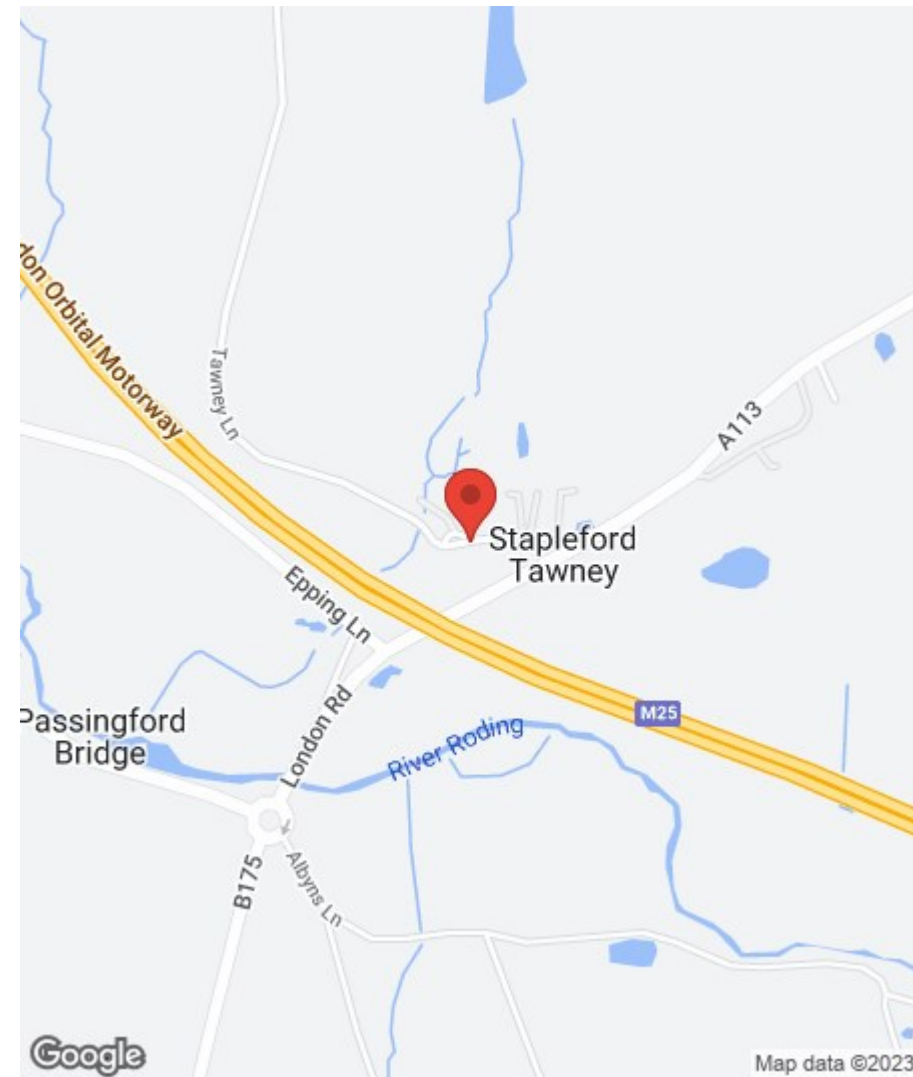
CUTLERS MEWS NO. ONE

1

CUTLERS MEWS

KITCHEN / LIVING	30'2 1/4" x 14'1 1/4"	9.2m x 4.3m
BEDROOM 1	12'6" x 10'10"	3.8m x 3.3m
BEDROOM 2	12'6" x 10'2"	3.8m x 3.1m
TOTAL AREA	1,034ft ²	96.06m ²

Legend provides approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for structural or other purposes. All dimensions and fixtures are subject to change. The information contained herein does not constitute part of any offer, contract or warranty. While the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained here is a preliminary guide only.



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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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