



**BUTLER & STAG**

| Epping Green

| CM16

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# *A selection of executive detached, four bedroom houses nestled within a small development of only four properties in the village of Epping Green.*

- One of Four Brand New Detached Properties • Four Bedrooms | Two Bathrooms • Private Development of Four Houses • Underfloor Heating | EV Car Charging Points • Landscaped Gardens and Parking to all Properties • High Specification Finishes • Stunning Views Across The Countryside • Semi-Rural Location • 10 Year Building Warranty • Completion - Q4 2022

## *Guide Price £895,000 | Freehold*

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Valley View is a small, private development of just four unique detached four-bedroom homes that have been built to offer the highest specification and modern contemporary design arranged over two floors.

Attention to detail on finish and energy efficiency is evident throughout, including solar panels fitted in the rear garden and underfloor heating to the ground floor.

Accommodation comprises an inviting entrance hall, formal living room to the rear and bi-fold doors out to the rear garden, guest cloakroom, utility room and stunning kitchen/dining/ living room defined by the feature island.

The fully fitted kitchen has been designed and imported by the Kiron Porcelanosa Group and will include integrated Siemens appliances and Kiron solid surface Countertops. The flooring in the living space will be laid in "plank style" Ployflor with bedrooms and stairs carpeted in soft neutral tones. Modern Porcelanosa tiled bathrooms will be fitted with vanity units and Ployflor flooring as the providing a natural flow throughout the house.

The first-floor is accessed via a solid Oak staircase with glass balustrade, the bedrooms can be finished with handmade built-in wardrobes available upon request. The master-suit enjoys a superb shower room alongside a vast dressing area and adjoining family bathroom. Handy storage in the loft is accessed above.

The properties are set back and accessed via a private driveway. They offer an Indian sandstone finished patio and turfed rear gardens. There is also a garage with up and over door alongside modern car charging points.

Named accordingly, all plots occupy an elevated position within the village and offer breath taking views spanning across the Essex countryside as far as the eye can see.

Valley View is located in Epping Green in the district of Epping Forest, in Essex. It sits approximately 3 miles from Epping, 6.5 miles from Loughton and 4.5 miles from Harlow Town Centre. The area is predominantly residential in character, with an abundance of green space being in a semi-rural locality. The area benefits from good road and rail links, with the M25, A10 and M11 a short distance to the south providing access in and out of London. The development is situated 4 miles door to door from Epping Central line station or 3.4 miles south to Roydon Overground Station which both provide services to Central London via London Liverpool Street Station in approximately 33 minutes.

NB. The finishes may differ to CGI images.





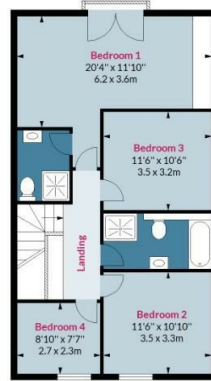
# Valley View, CM16

Approx. Gross Internal Area 1729 Sq Ft - 160.62 Sq M



**Ground Floor**

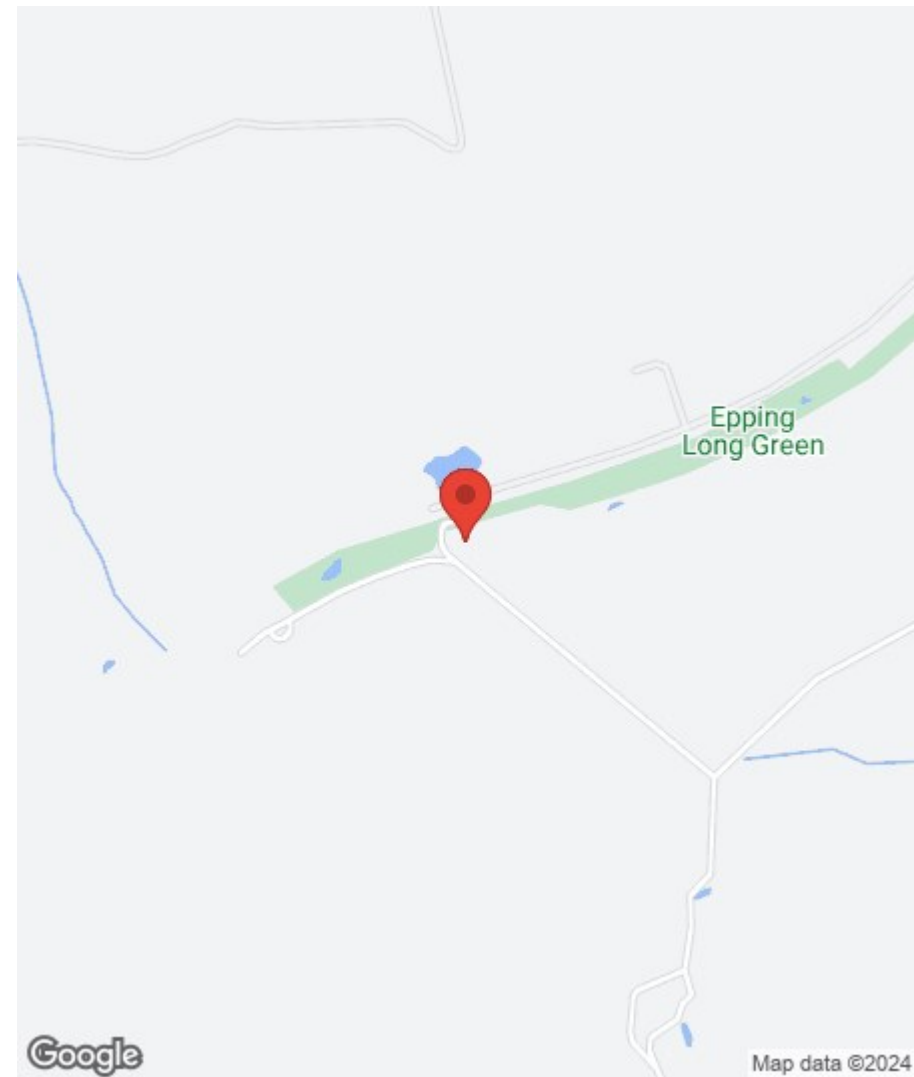
Floor Area 978 Sq Ft - 90.85 Sq M



**First Floor**

Floor Area 751 Sq Ft - 69.77 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes 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) <b>A</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>		
(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	