



BUTLER & STAG

Charles Street | Epping
| CM16

Price Guide £650,000 - £675,000

Shire Mews, a captivating collection of nine, cutting-edge, new build houses nestled within the charming town of Epping. Boasting a contemporary design, premium craftsmanship, and an idyllic location, these homes offer the perfect blend of modern luxury and tranquil living.

- *Nine Brand New Houses*
- *Underfloor Heating Throughout the Ground Floor*
- *Electric Car Charging Points*
- *0.2 Miles From Epping Station (Central Line)*
- *Porcelain Tiling*
- *10-Year Buildzone Warranty*
- *Openreach Fibre Broadband*
- *Off Street Parking*

Price Guide £650,000 | Freehold

Situated in a desirable residential area, each house is thoughtfully designed to harmonize with its natural surroundings. The exteriors showcase a unique finish and are constructed from VM Zinc. They boast large aluminum doors and windows, providing a sense of timeless beauty while welcoming abundant natural light into every room.

As you approach the property, you are greeted by a striking façade showcasing the unique allure of zinc cladding. The sleek and lustrous surface of the zinc panels enhances the visual appeal and offers exceptional durability and weather resistance, ensuring the house maintains its impeccable appearance for years to come.

As you step inside these thoughtfully crafted residences, you'll discover the spacious open-plan layout that effortlessly blends style and functionality. The interiors boast high ceilings, creating an airy ambiance that adds to the overall sense of grandeur. With meticulous attention to detail, the houses feature sleek finishes, contemporary fixtures, and tasteful colour palettes that evoke a sense of sophistication.

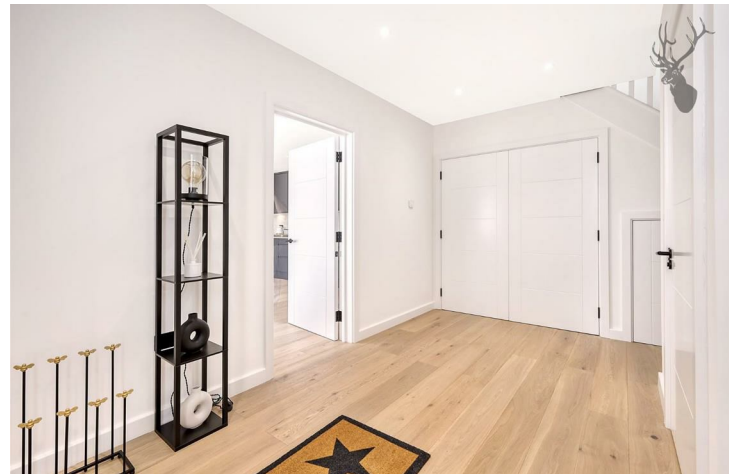
The contemporary kitchens are adorned with top-of-the-line appliances, ample storage space, and exquisite countertops that inspire culinary creativity. Adjoining the kitchen, you'll find generous dining areas, perfect for hosting intimate gatherings or enjoying family meals. The living spaces exude comfort and offer a cozy haven for relaxation and entertainment. Expansive windows provide panoramic views of the surrounding landscape, creating a seamless connection between indoor and outdoor living.

Upstairs, the bedrooms provide a retreat from the hustle and bustle of daily life. Each room is generously proportioned and designed to maximize comfort, featuring plush carpeting, ample storage, and large windows that fill the space with natural light. The family bathroom boasts an open and airy feel, thanks to its abundant floor space and clever use of natural light. The large skylight floods the room with sunshine, creating a welcoming and refreshing ambiance. The walls are painted in a light, neutral colour, enhancing the sense of spaciousness and creating a serene atmosphere.

Outside, the houses are complemented by a private landscaped garden, offering a serene outdoor escape. Whether it's enjoying a barbecue with friends or simply unwinding amidst nature's beauty, these private outdoor spaces provide the perfect backdrop for memorable moments.

Located in Epping, residents will enjoy the best of both worlds - a peaceful suburban setting with easy access to an array of amenities. The town offers a range of shops, cafes, restaurants, and recreational facilities, ensuring that daily conveniences are within reach. For nature enthusiasts, nearby green spaces and parks provide opportunities for outdoor adventures and leisurely strolls.

Transportation is a breeze being located just 0.2 miles from Epping's Central line station. There is also excellent connectivity to major road networks and public transportation, allowing for seamless commutes to nearby towns or the bustling city centre.





Shire Mews

Approx. Gross Internal Area 128.5 Sq M (1382.7 Sq Ft)

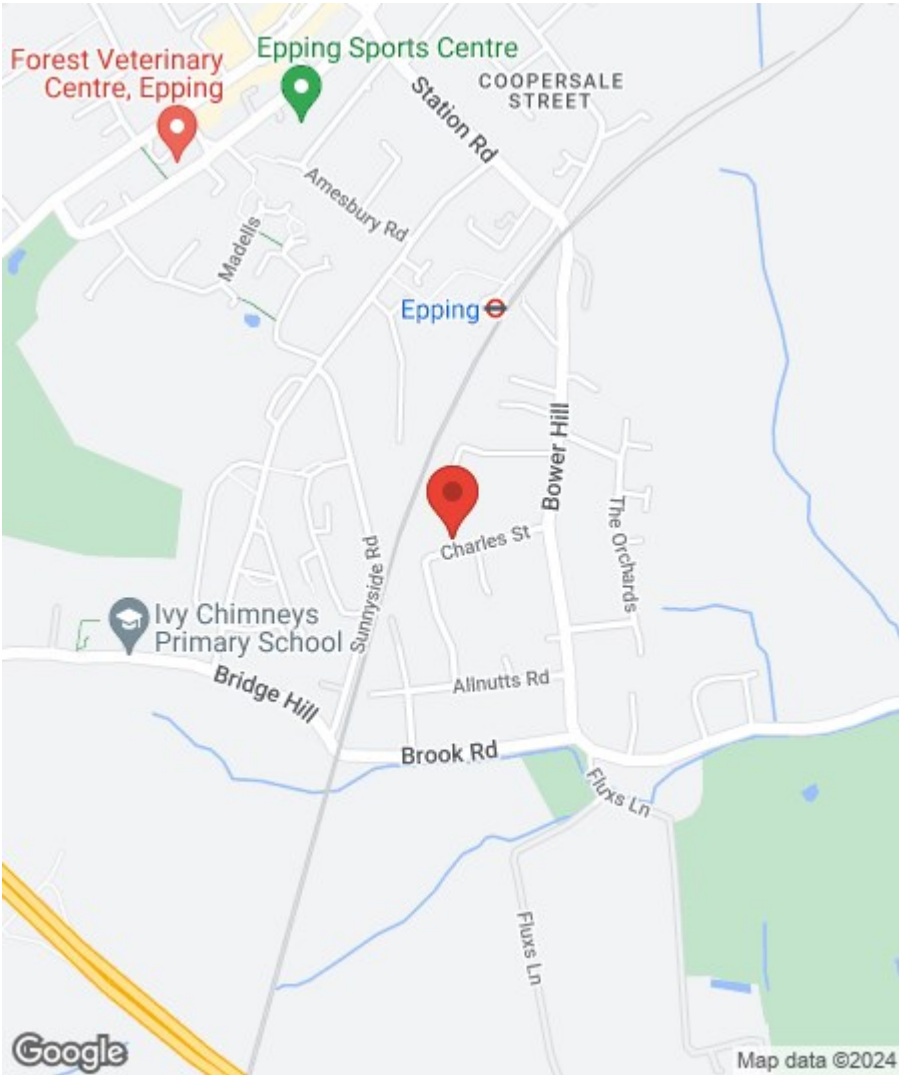


Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



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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) 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	