

# SHIRE

M E W S

Shire Mews, Charles Street, Epping



Desirably located in the well-connected market town of Epping, Shire Mews is a newly-developed community of homes with a peaceful setting, just a mile from town centre amenities and five minutes' walk from the Underground Central Line into London. The exclusive landscaped development promises luxurious contemporary living, designed with convenience and efficiency in mind. All homes are presented with tasteful minimalist décor and sophisticated features such as engineered oak flooring and ground-level underfloor heating, and share an identical footprint with two bedrooms, a bathroom and WC cloakroom, a social open-plan living space, and excellent internal storage including an attic space. Externally, a garden and a private driveway are paved for easy management.

Welcoming you into each of the homes is a practical lobby and adjoining entrance hall with excellent storage and a porcelain-tiled cloakroom with a white WC-suite, vanity storage, and a heated towel rail. Leading off the hall and stretching the entire depth of the property is the social heart of the home – a bright, open-plan space with a stylish kitchen and versatile zones for relaxation and formal dining. The sleek kitchen features floor-to-ceiling cabinets and an illuminated workspace, fully integrated with appliances to create a streamlined finish. Appliances comprise a 50/50 fridge freezer, a microwave, an oven, an induction hob with an extractor hood, and a dishwasher. On the first floor, a landing (with storage) leads to two comfortably carpeted double bedrooms, both benefiting from **wardrobe storage (TBC)**. The bedrooms are served

by a chrome and white bathroom with a WC, a basin and vanity unit, a heated towel rail, and a shower-over-bath, framed by porcelain tilework. Finally, the second floor provides a useful attic space. The VMZinc-clad properties come with a 10-year guarantee with Build-zone and are kept warm by an air source heat pump heating system, smart electric meters, and fully-glazed aluminium windows and doors. LED downlights feature throughout, with TV aerial and data points in the living area and bedrooms, USB double sockets in selected areas, and Openreach Fibre broadband to the premise (FTTP).

Outside, each house benefits from external lighting, a block-paved driveway, and a paved garden creating a delightful spot for alfresco dining in the warmer months.

## The Site Plan



Newly-developed community of homes with a peaceful setting, just a mile from town centre amenities

# Specifications

## Kitchen

- Contemporary fitted kitchen
- Under unit lighting
- Undermount gunmetal sink and mixer tap
- Range of integrated appliances to include:
  - Integrated fridge freezer 50/50
  - Induction hob
  - Integrated extractor fan
  - Integrated dishwasher
  - Integrated oven
  - Integrated microwave

## Electrical fittings & communications

- LED downlights throughout
- TV aerial and data points in living room and bedrooms
- Openreach Fibre broadband to the premise (FTTP)
- USB double sockets in selected areas
- External lights to each property
- Electric car charging point

## Bathroom/cloakroom

- Contemporary white sanitary ware
- Back-to-wall W/C with soft close toilet seat, concealed cistern and dual flush plate
- Free standing wash basin and vanity unit
- Polished chrome mixer tap and wall mounted shower controls throughout
- Porcelain floor and wall tiling
- Chrome heated towel rail

## Heating/hot water

- Air source heat pump heating system
- Underfloor heating on ground floor
- Modern radiators on first and second floor
- Tumble dryer and washing machine located in utility cupboard
- Smart electric meters

## Interior finishing

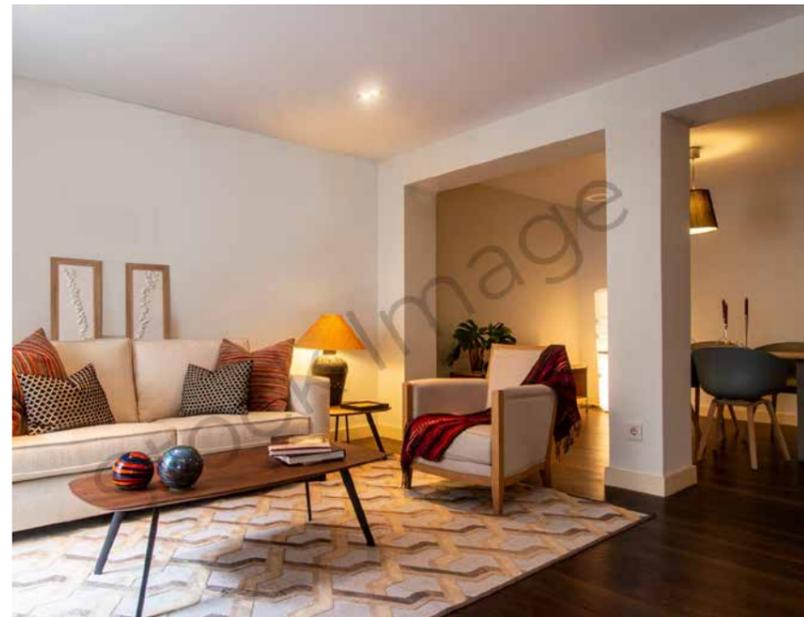
- Walls and ceilings finished in Dulux vinyl matt
- Bathrooms finished in Dulux Diamond matt
- Square profile architrave and skirting
- Contemporary style white satin doors
- Art deco style door handles in midnight black
- Engineered oak flooring
- Light coloured carpet

## External finishes

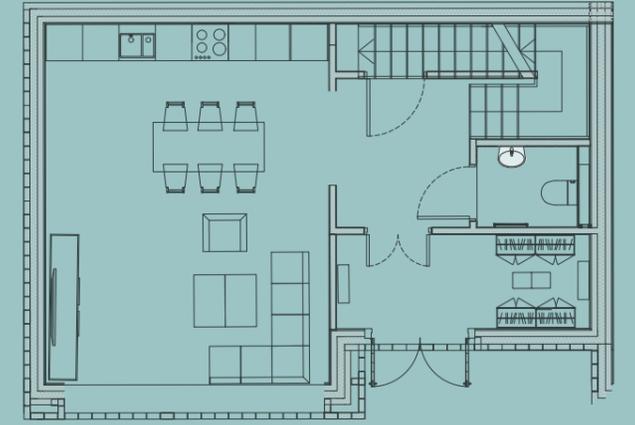
- VMZinc cladded houses
- Block paved driveways
- Aluminium windows and doors
- Paved garden areas

## Guarantee

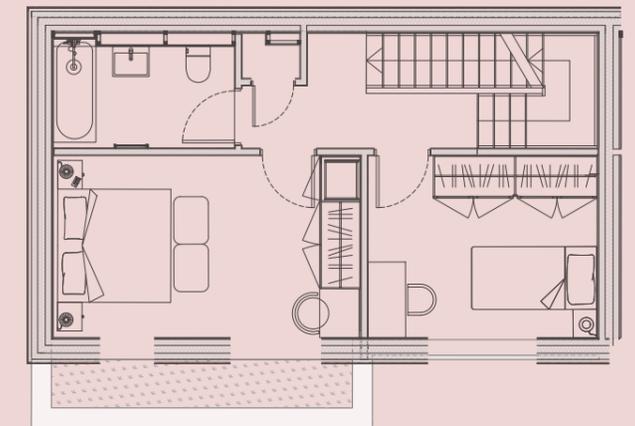
- 10 Year guarantee with Build-zone



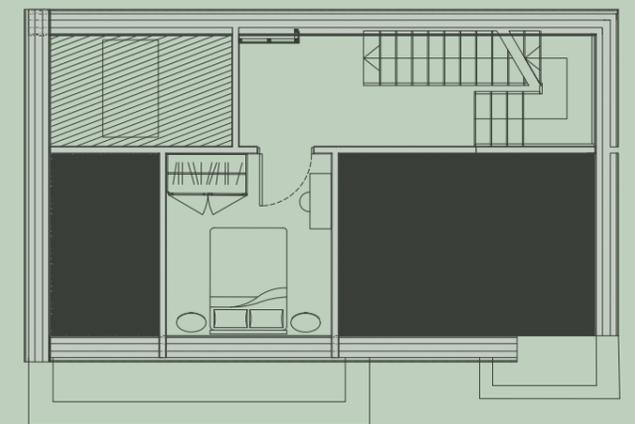
Ground floor plan



First floor plan



Second floor plan



# Epping, Essex

Epping is a market town in the Epping Forest district of Essex, located approximately 17 miles northeast from the centre of London.



It is best known for the aforementioned forest and is in fact now known as “the Town of the Forest.” Shire Mews lies just a short stroll or drive from the edge of the forest, which is of national and international conservation importance and spans approximately 2,400 hectares, with more than 50 areas of woodland, grassland, and other habitats – sure to appeal to those who enjoy spending time in the great outdoors! For those who enjoy a round of golf, the area is home to a number of golf courses, with several lying just a short drive from the development. Indoor recreation and sport are also well catered for in Epping, with the town boasting a varied selection of leisure centres, swimming pools, and gyms, including speciality gyms and fitness classes/groups, ensuring there is something that will appeal to whole family, regardless of age or

ability. As well as lying close to such significant outdoor space, the location of the Shire Mews development is also extremely convenient, with a walk of approximately five minutes taking you to Epping Underground Station (Central Line). Alongside this, excellent road links, including the M11 and M25, allow for swift and easy access to London Stanstead Airport and the city itself, making Epping an ideal choice for commuters. Epping is home to an excellent range of shops, supermarkets, everyday essentials, restaurants, and bars, and of course London’s unrivalled shopping facilities, restaurants, and nightlife and are easily accessible. The development falls within the catchment area of Ivy Chimneys Primary School and Epping St John’s Church of England School, with the town also home to an independent school.

## TRANSPORT

Epping Underground

M11

M25

## ESSENTIALS

St Margaret’s Hospital

Tesco Superstore

## LEISURE

Epping Golf Course

Epping Sports Centre

Hobbs Cross Golf Course

Epping Pilates Studio

Epping Tennis Club

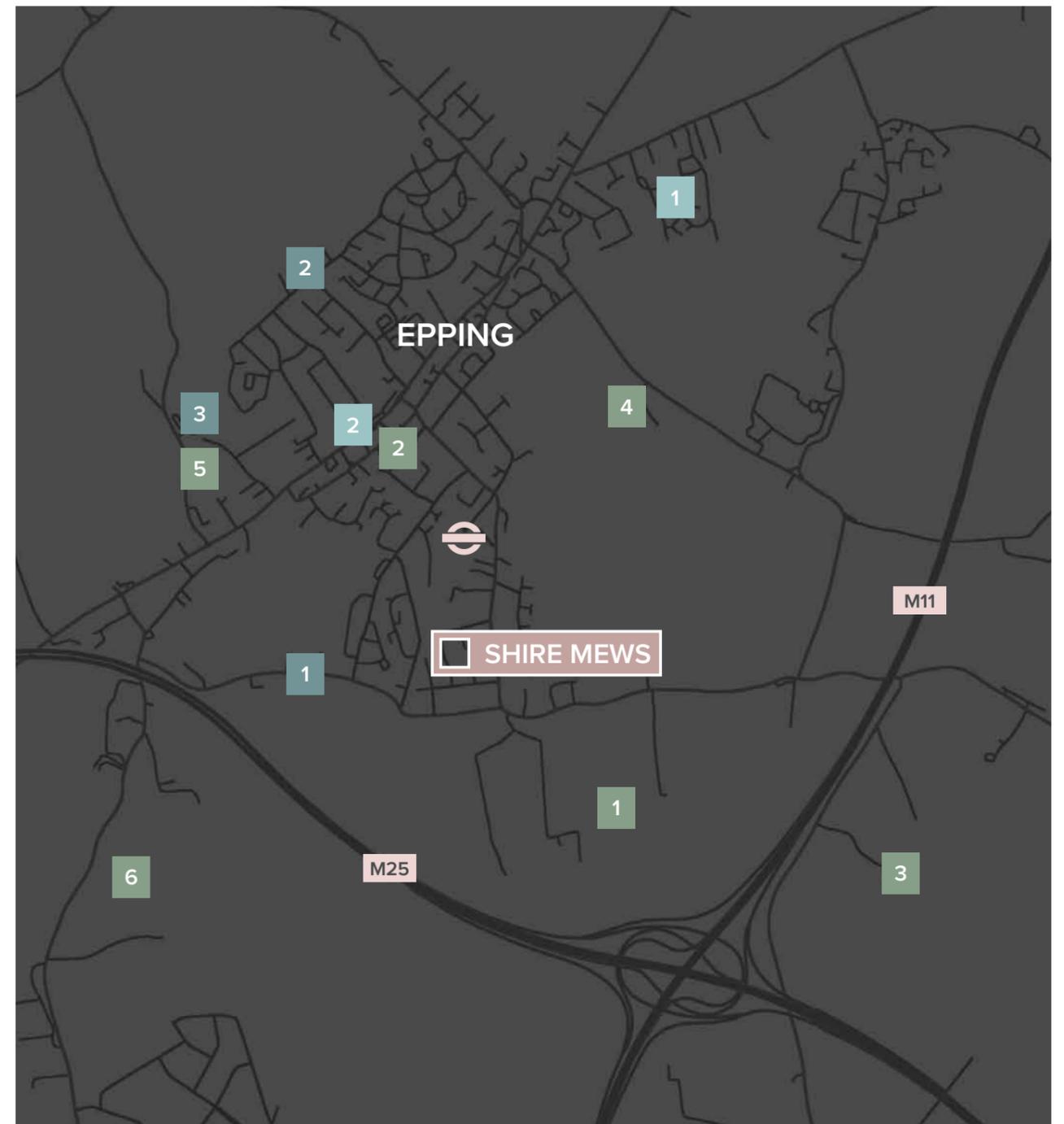
Theydon Bois Golf Course

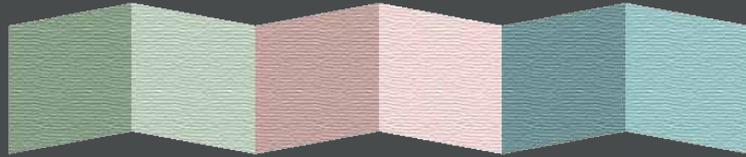
## SCHOOLS

Ivy Chimneys Primary School

Epping Primary School

Epping St John’s School





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