



Valley View, , CM16

BUTLER & STAG



**GUIDE PRICE £1,150,000 -
£1,200,000**

**The largest property within
the selection of executive
detached, four-bedroom
houses nestled within a
small development of only
four properties in the village
of Epping Green.**



Freehold

Asking Price £1,150,000

Plot 4, Valley View has been carefully designed to meet the demands of modern life, from the very highest specification interiors to generous living spaces, while retaining a traditional look and feel.

The house offers elegant and traditional architecture, a welcoming environment to come home to at the end of each day. Designed with family living in mind, from young families looking to grow to those just seeking more space to relax. This is throughout the large garden, generous bedrooms, and open-living spaces.

There is plenty of integrated storage to ensure a calm and uncluttered home. An inviting flow guides you through the ground floor, where you are met with generous living spaces that are enhanced by high ceilings and an abundance of natural light. Whether you're working in the study, relaxing as a family, or entertaining guests for dinner, the open-plan kitchen serves as the heart of the home, a place for everyone to come together.

The first floor is equally as impressive, offering a master bedroom with stunning views over the north-westerly facing rear garden which benefits from an en-suite bathroom and space for fitted wardrobes. There are three further double bedrooms, one mirroring the master suite and two which are serviced by the modern family bathroom.

The property is set back and accessed via a private driveway. The Indian sandstone finished patio and an expansive turfed rear garden really set the external scene. As you look at the front door, to the left there is a unique covered entertainment area which is perfect for those long summer nights. Plot four also benefits from a modern car charging point.

Named accordingly, all plots of this outstanding development occupy an elevated position within the village and offer breathtaking views spanning across the Essex





Ground Floor



First Floor



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

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Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below

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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 or 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.