



**BUTLER & STAG**

Ivy Chimneys Road | Epping  
| CM16

*Broadbanks is an elegant collection of just 3 luxury detached homes, the first development of its kind for many years in this exclusive location, set in Ivy Chimneys - Epping on the edge of Epping Forest.*

*Epping is one of the principal market towns of the area, occupying a convenient situation, about 5 miles from junction 7 of the M11 and a similar distance from the M25 London Orbital Motorway. As well as having a comprehensive range of social, recreational and educational facilities, Epping is also on the London Underground system (Central Line).*

- *Just three highly desirable homes*
- *Six Bedrooms | Four bathrooms*
- *Off street parking | EV charging points | Garaging*
- *Two en-suite bedrooms*
- *10 year warranty*
- *Secluded rear gardens*
- *Stunning handmade kitchen with Neff appliances*
- *Ranging from 3194-3730 Sq Ft*

## *Prices From £1,600,000 | Freehold*

The striking six-bedroom homes are set across three floors, commencing with an inviting entrance hall with an elegant art-deco-style staircase.

With bespoke cabinetry - incorporating Neff appliances - the kitchen is equipped to the most luxurious specification, with a larder, breakfast station, and central island enhancing this sociable space. Beyond the kitchen you will find a large utility and boot room, boasting the same impressive, handmade cabinetry.

These sublime homes enjoy plentiful family accommodation, providing a spacious reception room, studies, six bedrooms and four bathrooms.

On the first floor, the master bedroom enjoys a dressing area and en-suite, with a further three bedrooms and two bathrooms found on this floor.

The second (top) floor hosts two further spacious bedrooms and a bathroom but can be adapted for multiple uses including a cinema room.

Covered parking is provided on two of the houses by a double garage, with additional parking to a private driveway.

Interiors are stylishly curated and professionally designed to provide a luxurious pallet of colours and craftsmanship.

Broadbanks is situated midway between the neighbouring towns of Epping and Theydon Bois which each have a central line tube station and an extensive range of shops, bars and restaurants. There are several well-regarded state and private schools within a few miles and pick-up points to popular schools further afield.

Agents Note - The houses are due to be completed in February 2024, with viewings ready to take place from January.

EPC rating available soon.



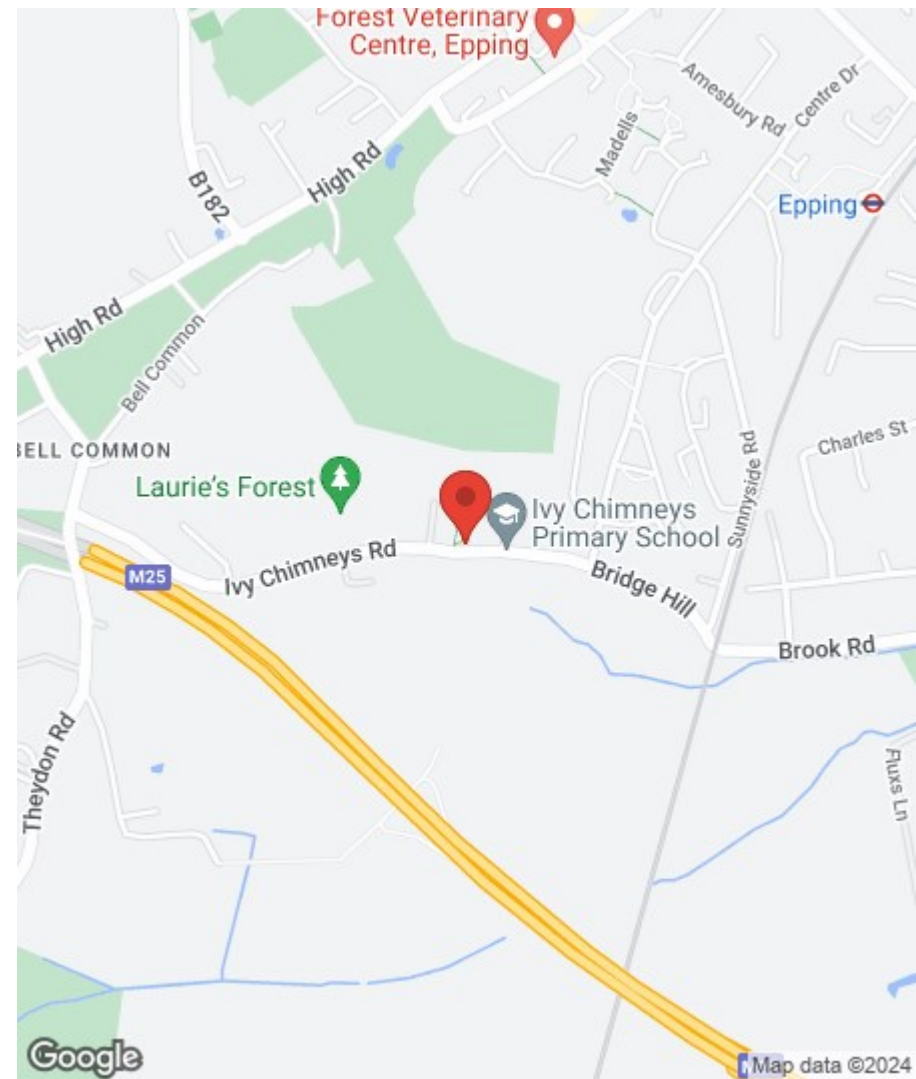


# Plot 1 Broadbanks

Approx. Gross Internal Area 346.6 Sq M ( 3730.9 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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	