



# SIMPLY HOMES

Epping Green SG13 8NE









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### Summary:

Simply Homes are delighted to bring to the market this absolutely stunning detached farmhouse in the highly desirable village of Epping Green. Offering four large bedrooms, two bathrooms and three capacious reception rooms, placed centrally within substantial gated grounds that include a beautiful sweeping carriage drive and a large detached double garage/workshop, this house has all the space you may ever need but also offers virtually unlimited opportunities for expansion and development should you wish to, subject to the usual consents.

### Accommodation:

This is a really attractive house with an appealing classic farmhouse style, displaying the trademark generous ceiling heights and expansive room sizes, and these welcome assets begin at the main entrance which has double doors, with large windows above, that open into a generous entrance lobby graced with windows on both sides. Within, a fully glazed partition surrounds glass double doors that lead into the first reception/family room beyond. This is a superb room that is absolutely flooded in daylight thanks to the uninterrupted flow from the lobby as well as a further substantial window to the front constructed in a lovely bay arrangement. The generous footprint of the room allows for it to easily multi task as a lounge area capable of accepting multiple sofas and chairs whilst still leaving ample space to provide a warm welcome for visiting guests, along with free flowing access to the living room and dining room arranged around it.

One wing of the house is occupied by the main living room, a large room by any measure at over thirty-one feet long. Despite its size this room is a sun trap throughout the day thanks to multiple windows spread across all three of the outside walls, with ample opportunity for you to configure and furnish the space to dovetail in with your lifestyle. It has a superb layout, with an impressive stone fireplace within the chimney breast that sits centrally on the outside wall and a fascinating shape that maximises the inflow of daylight whilst providing multiple recesses and corners that encourage a creative approach to decor. There is a nice easy flow around the whole of the ground floor, with the rooms linking readily with each other as well as connecting through a number of rooms out into the expansive grounds. The living room is a great example of that, with doors from the reception/family room and dining room, as well as glazed French doors out into the rear gardens.

The dining room is another room that is well connected for easy use, both during day to day life but especially when entertaining family and friends. Glazed double doors with matching full height windows on either side open directly into the rear garden, with another set of glazed double doors connecting through to the reception/family room at the front. This is another room that is undoubtedly large, yet enjoys well balanced proportions that make it really usable and not needlessly oversized. It is an elegant room which is just perfect for dinner parties, with ample space for a substantial dining table and chairs as well as other occasional furniture. All three of the main living/dining rooms can be considered fully interchangeable within this flexible and adaptable property, so it really does offer full support for you and your family to live in it the way that best suits you.



















### 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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	





**Approximate Gross Internal Area 2302 sq ft - 214 sq m (Excluding Garage)**

Ground Floor Area 1387 sq ft – 129 sq m

First Floor Area 915 sq ft – 85 sq m

Garage Area 465 sq ft – 43 sq m



These plans are for representation purposes only as defined by RICS code of measuring practise.  
No guarantee is given on total square footage of the property within this plan.  
The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

















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