



# PRESTIGE & VILLAGE

UK's finest properties



## EPPING GREEN, EPPING, CM16 6PU

\*\*\*Unexpectedly Back On The Market\*\*\*

It is with pleasure that we are able to offer this large, stunning, executive detached family home in the sought after and upmarket village of Epping Green. The property offers over 5000 square feet of accommodation laid out over three floors and has been built to an incredibly high specification offering five double bedrooms, magnificent kitchen/diner/breakfast/entertainment room with twin bi-fold full length sliding doors, five reception rooms plus viewing gallery, four bath/shower rooms, utility room, downstairs cloakroom and large double garage. The village of Epping Green is surrounded by beautiful countryside and offers very good connections to road and rail links. Both the market town of Epping and the central line underground station and the village of Roydon with the mainline station feeding both London and Cambridge are within four miles of the property and junction 7 of the M11 is within five miles.

OFFERS IN EXCESS OF £1,750,000

# EPPING GREEN, EPPING, CM16 6PU



- Imposing Luxury Detached Family Home Laid Out on Three Floors
- Finished to Extremely High Standards and Offer Executive Style Living Accommodation
- Optimum Whole House Lighting System
- Sought After and Up Market Location with Great Road and Rail Links into London and Cambridge and Beyond
- Five Large Double Bedrooms Including Massive Master Bedroom Suite
- Remaining New Build Guarantees
- Overlooking Open Rolling Countryside
- Three En-Suite Bath/Shower Rooms with Further Family Bathroom
- In Excess of 5000 Square Feet of Accommodation
- The Most Amazing Kitchen/Diner/ Breakfast /Orangery/ Entertainment Room

Gated Secure Residence in this Most Idyllic Settin

Entrance and Driveway  
Electric security gate leading to driveway with parking for 4/5 cars leading to double garage with light and power and electric sectional roller shutter door

Outer Entrance Hall

Magnificent Inner Reception Hall  
19'4 x 14' (5.89m x 4.27m)

Downstairs Cloakroom

Stunning  
Kitchen/Diner/Breakfast/Orangery  
38'5 x 17'3 (11.71m x 5.18m/0.91m)

Family Room  
17' x 15'10 (5.18m x 4.83m)

Study/Office/Playroom  
15'10 x 12'10 (4.83m x 3.91m)

Sitting Room  
25'8 x 15'11 (7.82m x 4.85m)

Large Utility Room  
11'9 x 7'10 (3.58m x 2.39m)

First Floor Galleried Landing with Viewing Area  
27'9 x 17'7 (8.46m x 5.36m)

Bedroom Two  
16' x 15'1 (4.88m x 4.60m)

En-Suite Shower Room

Bedroom Three  
16'2 x 14'11 (4.93m x 4.55m)

Bedroom Four  
12'4 x 11'8 (3.76m x 3.56m)

En-Suite Shower Room

Bedroom Five  
15'11 x 10'3 (4.85m x 3.12m)

Luxury Family Bathroom  
15'11 x 7'7 (4.85m x 2.31m)

Second Floor Landing/Study

Primary Bedroom Suite  
33'9 x 24' (10.29m x 7.32m)

Primary Bedroom  
33'9 x 13'4 (10.29m x 4.06m)

Dressing Room  
9'8 x 8'3 (2.95m x 2.51m)

En-Suite Bathroom  
10'11 x 9'8 (3.33m x 2.95m)

Large Rear Garden

Garden Studio/Potential Annexe  
14' x 28'7 (4.27m x 8.71m)

Large Double Garage  
22'7 x 20'4 (6.88m x 6.20m)

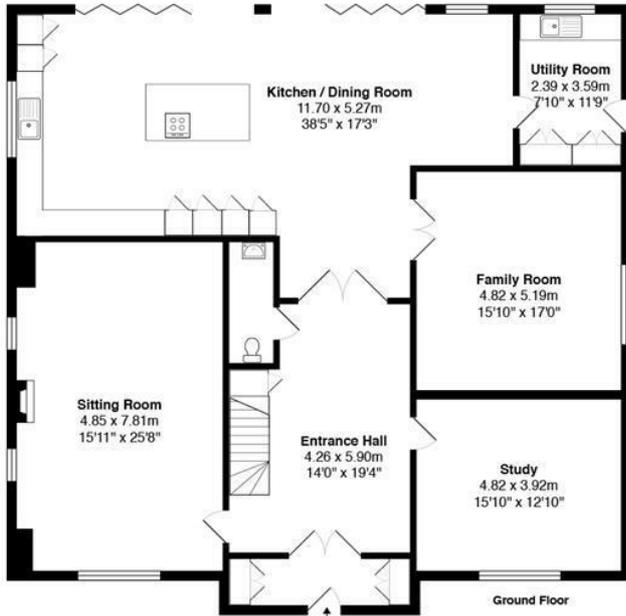


Directions

Band

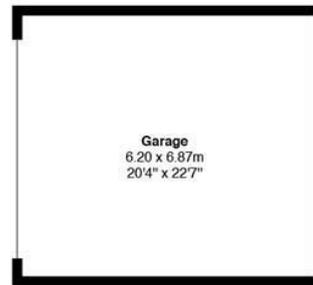
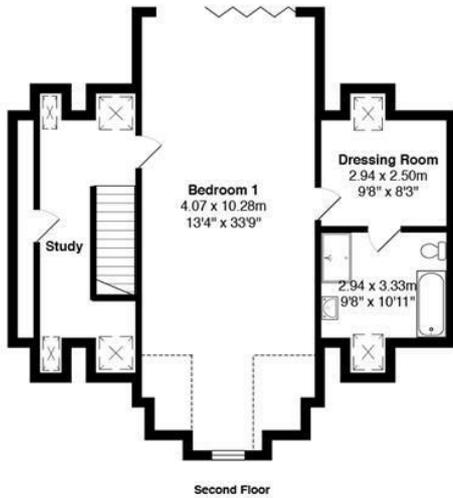
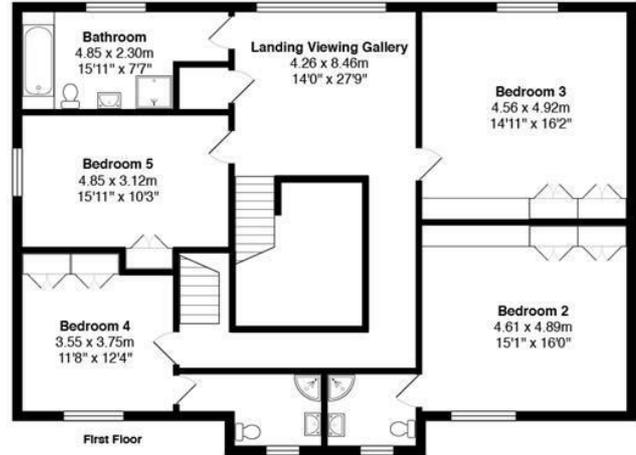


# FLOOR PLAN



Redwood, Epping Green

Total Area: 440.7 m<sup>2</sup> ... 4744 ft<sup>2</sup>



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	90		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92 plus) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC