

## WOODSIDE, EPPING Offers In Excess Of £875,000 Freehold 4 Bed House



### Features:

- Four Bedroom Detached With Driveway Parking For Four Cars
- Open Plan Kitchen Living Dining Space With Dramatic Double-Height Seating Area
- Unique Architect-Designed House
- Solid Oak Stair & Bespoke Oak Veneer Joinery in Living Areas and Hallway and WC
- Polished Concrete Floors With Underfloor Heating Throughout The Ground Floor
- High Efficiency Wood Burning Stove
- Hand Made Brick Cladding To Feature Hearth And Floating Bench
- Electric Underfloor Heating In Bathroom And Ensuite

A unique four-bedroom architect designed home moments from Epping Forest. This detached house boasts a separate double garage, large driveway and a secluded garden to the rear. The interior is brimming with thoughtfully considered bespoke features amid expertly curated light and space.

Sit in picturesque Thornwood village, surrounded by endless greenery and with Epping central line station just a short drive away, your location is just as inspiring as the architecture.

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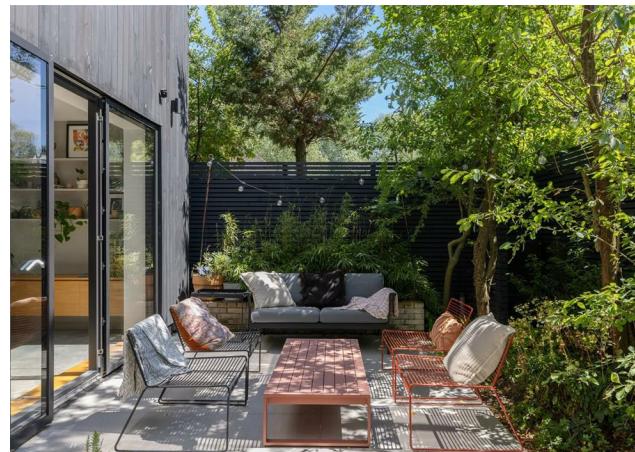
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#### IF YOU LIVED HERE...

Come home to a contemporary and striking façade crafted with handmade Danish bricks, with textured brickwork panelling angled into a recessed doorway. On entering you'll find a stylish and practical hallway with polished concrete floors underfoot, a floating bench clad with handmade tiles and bespoke oak joinery including ample storage for shoes and coats. The joinery continues into the guest WC off the hallway, which also features a wall of terrazzo inspired tilework and onyx fittings.

Through the hallway you emerge into your expansive open plan kitchen, living and dining room. Totalling over 500 square feet, the space is artfully zoned by high-end light fittings and a lengthy kitchen island, topped with a stylish Caeserstone worktop with subtle grey stone texture. The modern kitchen also boasts high-end integrated appliances including a double oven, full-height fridge and dishwasher. Breakfast equipment is neatly tucked away in a convenient pantry cupboard.

The focal point of the home is the double-height seating area centered around a striking full-height chimney clad in handmade tiles. This space is bathed in natural light from the tall windows and rooflight. The high-efficiency wood burning stove provides a cosy atmosphere in winter, with a built-in polished concrete hearth and seat beside it.

Organic materials and textures exude warmth, character and quality with an overall calm and modern aesthetic. The views to the south-facing garden are filled with

greenery and the combination of volume and light makes for a wonderfully social space. The polished concrete floor throughout the ground floor provides a modern aesthetic and thermal comfort, staying cool in summer and wonderfully cosy in winter thanks to underfloor heating.

Moving out to the garden, you have a choice of seating areas from the more contemporary courtyard area leading out from the dining area through to the characterful cottage garden with clay paver paths, an assortment of flowers and trees and a raised lawn area. Surrounded by nature, the garden offers a peaceful retreat away from neighbouring buildings.

Back inside, beyond the kitchen, a sliding door reveals a practical utility room with a full-height freezer, second sink and laundry machines under oak worktops. Shelving provides space for kitchen equipment and food supplies.

Through another sliding door, your second lounge offers a further 200 square feet of sociable space, triple aspect with direct access to the garden and solid wood shutters on the remaining windows. This cosy space is perfect for lounging or as a home cinema with a built-in drop-down projector screen.

Up the solid oak staircase, natural light floods the first-floor landing and a mezzanine study space looks out over the double height atrium. Engineered oak floors run throughout the first-floor landing and bedrooms. Your principal suite is an impressive volume with extra high vaulted ceilings and an outlook over the atrium as well as tree

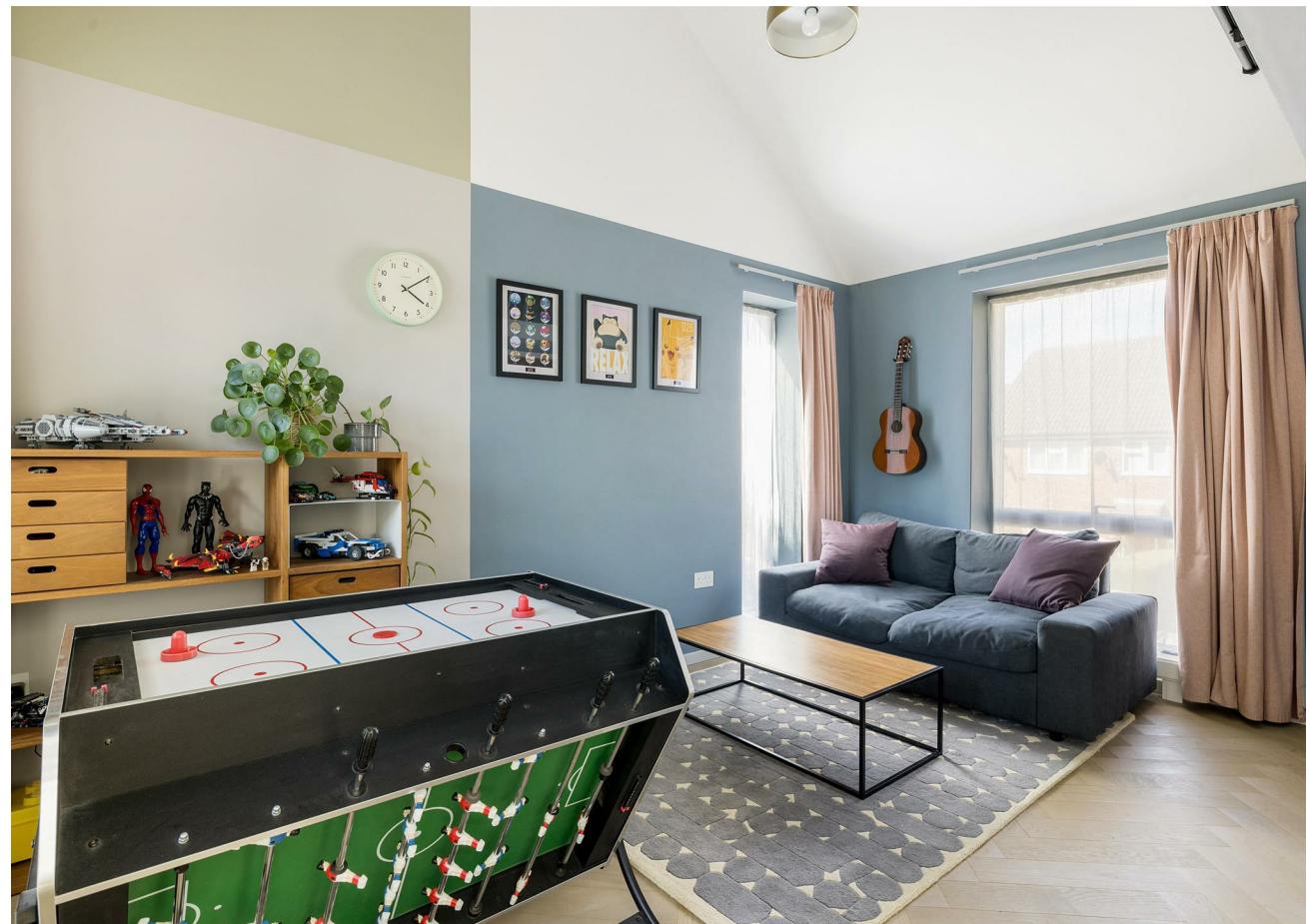


#### WHAT ELSE?

- You have plenty of private, secure parking options. Drivers can be on the arterial M11 in less than ten minutes.
- You have seventeen schools all within three miles, a good mix of primary and secondary, maintained and independent,
- Thornwood offers a growing range of amenities including The Cart Shed fine dining restaurant, Epping Music School and Epping Pizza pizzeria a short walk away.

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**Kitchen / Dining / Reception Room**

23'6" x 24'8"

**Reception Room**

11'6" x 15'3"

**WC**

**Utility**

9'0" x 9'1"

**Bathroom**

8'7" x 6'6"

**Bedroom**

12'6" x 10'11"



**Bedroom**

6'6" x 10'11"

**Bedroom**

11'6" x 15'1"

**Mezzanine Bedroom**

8'11" x 13'9"

**Ensuite**

4'3" x 7'7"

**Garden**

49'2" x 31'2"

**Garage**

21'5" x 19'11"



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