

A RETREAT TO A MODERN, YET PEACEFUL LIFE.

Situated amongst the meadows and fields of Essex, yet only a 10-minute drive to the Central Line at Theydon Bois, Stapleford Tawney offers a location that's both tranquil and well-connected.

From the verdant views and chirping birds of Cutlers Mews, residents can reach the M25 within 15 minutes and one of the neighbouring towns and villages even sooner. Less than 2 miles away sits the new Stapleford Abbotts Primary School, with many other well-regarded schools in the area. This includes The new Ongar Academy, just a 10-minute drive away, plus Herewood Primary and Debden Park High School, both rated Outstanding by Ofsted.

The surrounding countryside provides a never-ending supply of outdoor activities with options for the whole family. It's easy to take things slow with walks, bridle paths and woodlands to explore, such as the 2,400 hectares of Epping Forest filled with ancient trees, lakes and grazing deer. There are numerous golf courses close by, with local favourites found in Abridge and Stapleford Abbots. Epping has a tennis and cricket club, offering coaching at both. For the thrill-seekers, there's pilot training at Stapleford Aerodrome plus kayaking, paddle boarding, windsurfing and more at Fairlop Waters.



SPEND WEEKENDS EXPLORING A BUSTLING COMMUNITY.

Whether it's sage sausages and sirloin steaks from The Ginger Pig in Loughton, organic fruits and vegetables from Ashlyn's Farm Shop in Epping or picking up the essentials from one of the local supermarkets, there are plenty of options just a short drive away.

Gail's Bakery in Loughton is a well-loved classic for unbeatable coffee and crumbling treats. Just a few doors down on the High Road and featured in the 2020 Michelin Guide is Tom, Dick & Harry's. Here they serve brunches, small plates and classic Sunday roasts. Also revered by the guide is Hayward's in Epping, a European fine dining restaurant with an ever-changing seasonal menu. In Ongar, superb seafood is the life and soul of Smith's. Or for something a little more casual, but no less delicious, both The Rabbits Pub in Stapleford Tawney and Top Oak in Stapleford Abbots serve food and drink all week.

When it comes to colours, cuts and blowdries, Epping's HOB Salon is known for its peaceful atmosphere and welcoming staff, with clients returning year upon year. And a trip to the Space NK Apothecary in Loughton gives the option to bring the pamper session home. There are even more shopping opportunities on Ongar High Street and in Epping, which benefit from independent boutiques and homeware stores.



CUTLERS MEWS

THE AREA

GROCERIES & RETAIL

- The Ginger Pig, Loughton
- Ashlyn's Farm Shop, Epping
- Abridge Garden Centre, Abridge
- Lathams, Epping
- Long House Plants, Romford
- Tesco, Epping

SCHOOLS

- The Ongar Academy, Ongar
- Stapleford Abbots Primary School
- Coopersale Hall School, Epping
- Lambourne Primary School, Abridge
- Debden Park High School (Outstanding Ofsted)
- Hereward Primary School, Loughton (Outstanding Ofsted)

FOOD & DRINK

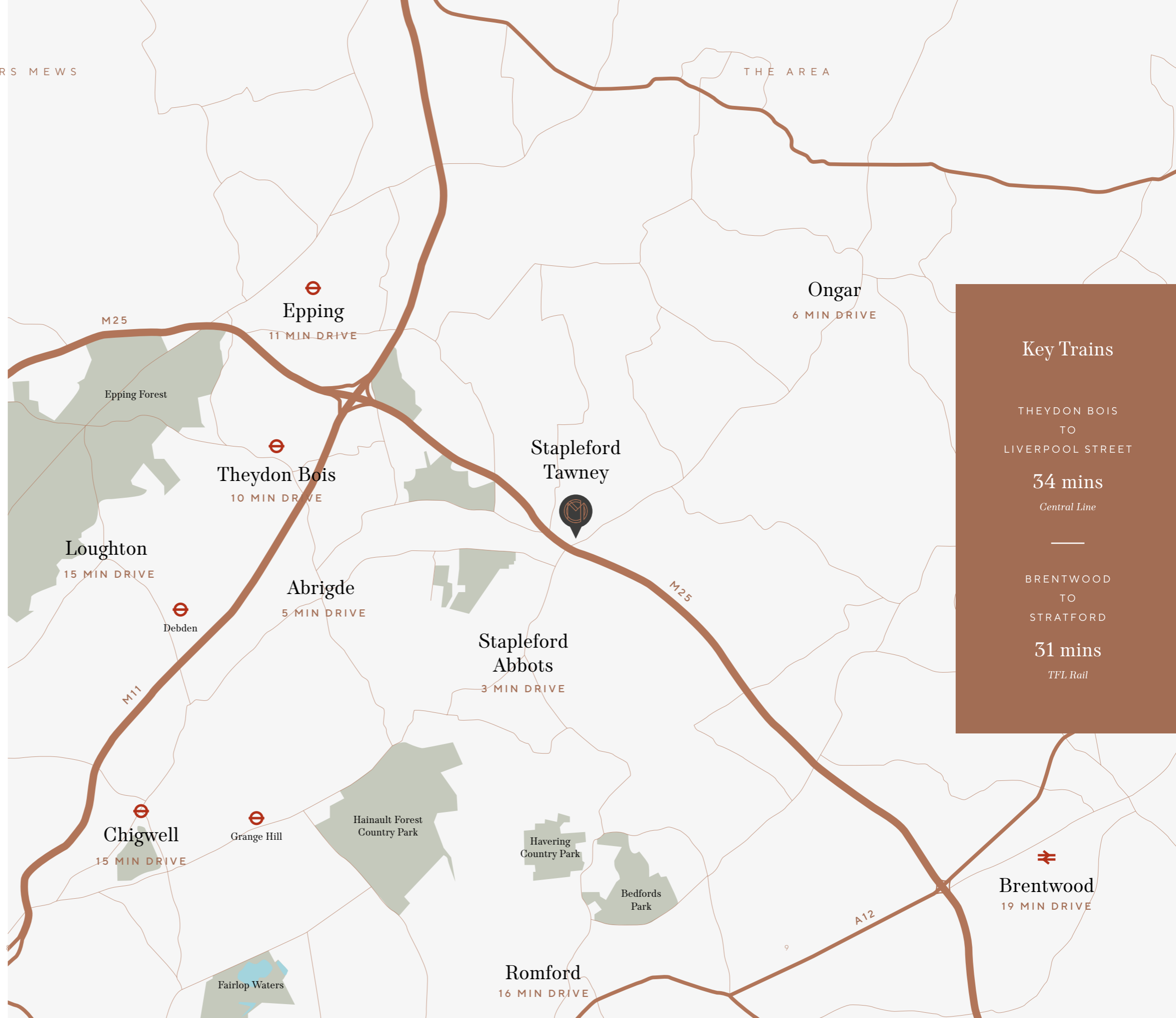
- Haywards, Epping
- Tom, Dick & Harry's, Loughton
- Smith's, Ongar
- Gail's, Loughton
- The Rabbits Pub and Restaurant, Stapleford Tawney
- Top Oak Restaurant & Pub, Stapleford Abbots
- Fred & Doug's, Epping

OUTDOOR ACTIVITIES

- Stapleford Aerodrome, Abridge
- Abridge Golf and Country Club
- Epping Tennis Club
- Hobbs Cross Golf Centre, Epping
- Mayhem Paintball, Abridge
- Stapleford Abbots Golf Club

BEAUTY & WELLNESS

- Space NK, Loughton
- HOB Salon, Epping
- Gary Pellicci, Ongar
- Manor Beauty, Chigwell
- Sharpes Barbers, Loughton
- Dream Nails, Loughton



Key Trains

THEYDON BOIS
TO
LIVERPOOL STREET
34 mins
Central Line

BRENTWOOD
TO
STRATFORD
31 mins
TFL Rail

THE FORGE

5 BEDROOM, 4 BATHROOM
DETACHED
4 PARKING SPACES
244.51 SQM
2,632 SQFT

Nº ONE

2 BEDROOM, 2 BATHROOM
DETACHED
2 PARKING SPACES
96.06 SQM
1,034 SQFT

Nº TWO

3 BEDROOM, 3 BATHROOM
DETACHED
2 PARKING SPACES
157.93 SQM
1,700 SQFT

Nº THREE

3 BEDROOM, 3 BATHROOM
DETACHED
2 PARKING SPACES
140.09 SQM
1,508 SQFT



the
FORGE
TAWNEY LANE

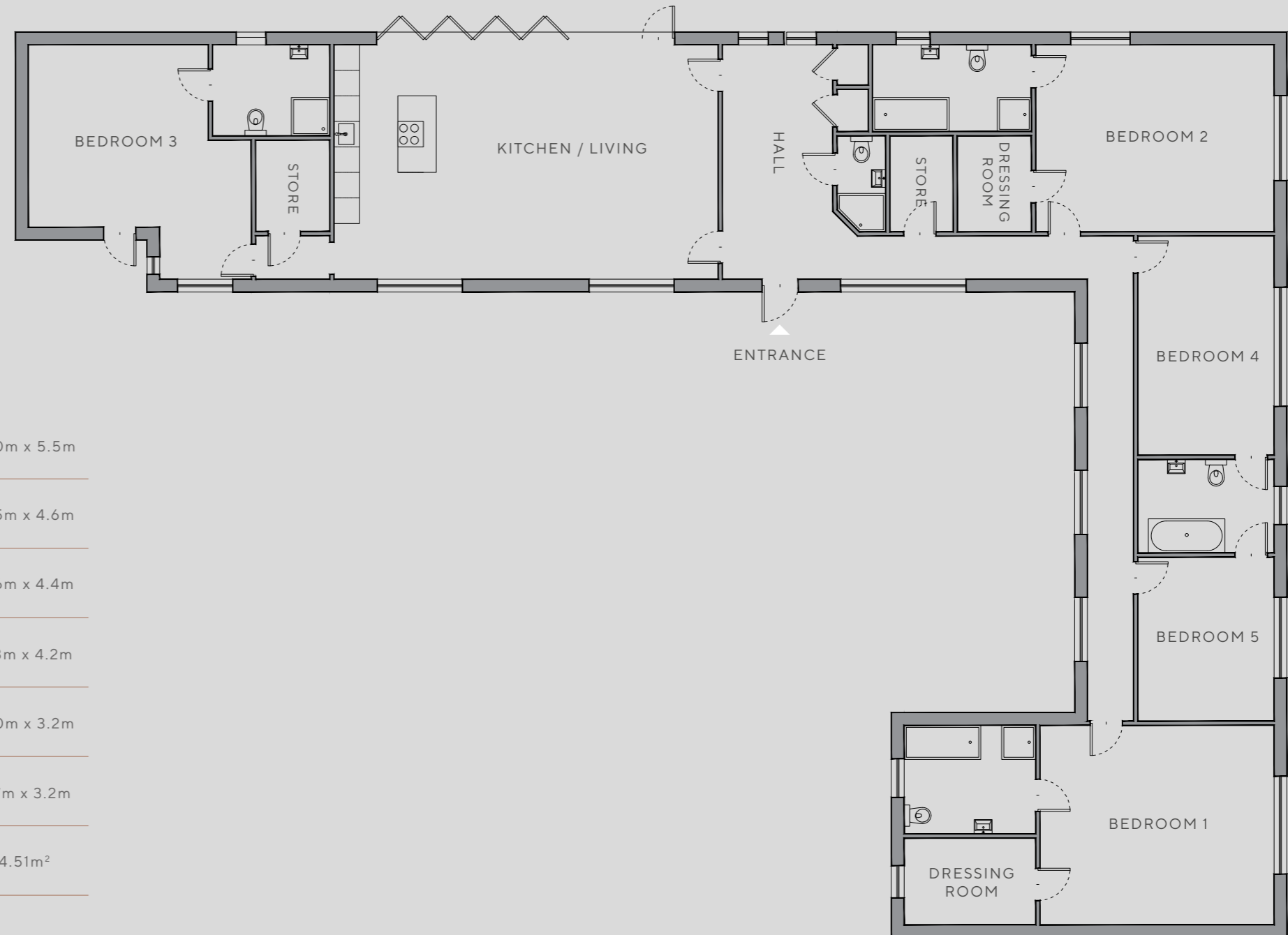
5 BEDROOM
4 BATHROOM
DETACHED

Tucked away behind the main road, The Forge rests at the end of its own gated driveway. With over 260sqm of bright and airy living space, including five double bedrooms, the house and its garden feel boundless.

Views across the countryside can be enjoyed over a meal, prepared using ingredients stored in the kitchen pantry. Each bedroom has direct access to a bathroom, whilst the master suite also benefits from a dressing room.

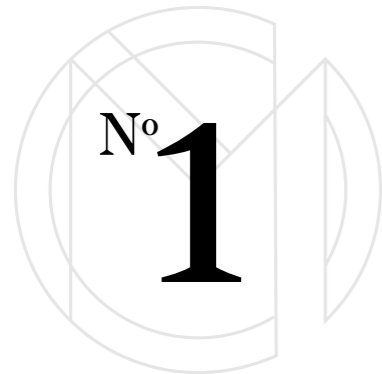
A home fit for a flourishing family.





KITCHEN / LIVING	29'6ft x 18'1ft	9.0m x 5.5m
BEDROOM 1	18'1ft x 15'1ft	5.5m x 4.6m
BEDROOM 2	18'4ft x 14'5ft	5.6m x 4.4m
BEDROOM 3	14'1ft x 13'9ft	4.3m x 4.2m
BEDROOM 4	16'5ft x 10'6ft	5.0m x 3.2m
BEDROOM 5	12'2ft x 10'6ft	3.7m x 3.2m
TOTAL AREA	2,632ft	244.51m ²

Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



CUTLERS MEWS

—
2 BEDROOM
2 BATHROOM
DETACHED
—

Part of a separate mews containing only two other dwellings, No.1 Cutlers Mews has a spacious main living area opening onto a private courtyard garden. A perfect spot for sipping sundowners with friends.

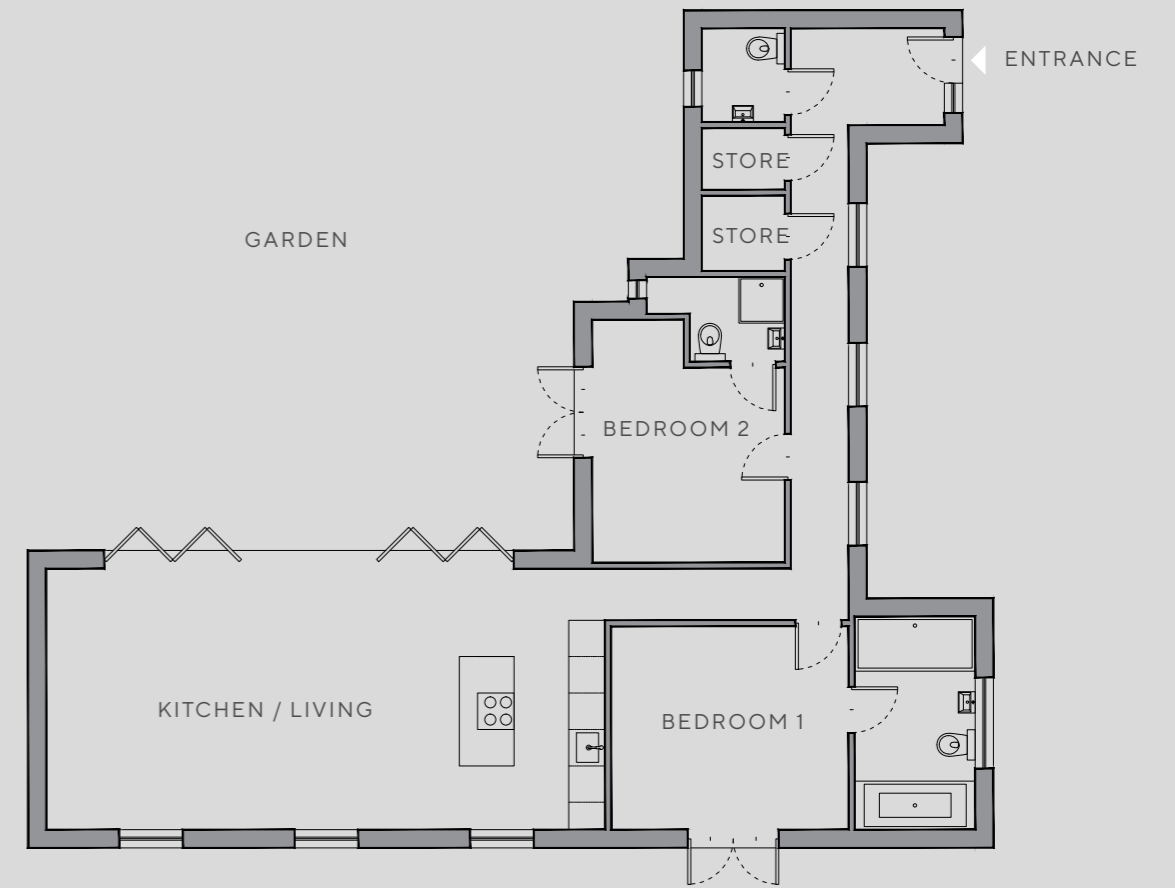
The two large bedrooms both feature an ensuite bathroom. Plus, with ample parking, it's the ideal home from which to explore the surrounding countryside and towns.





CUTLERS MEWS

KITCHEN / LIVING	30'2ft x 14'1ft	9.2m x 4.3m
BEDROOM 1	12'6ft x 10'10ft	3.8m x 3.3m
BEDROOM 2	12'6ft x 10'2ft	3.8m x 3.1m
TOTAL AREA	1,034ft	96.06m ²



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CUTLERS MEWS

—
3 BEDROOM
3 BATHROOM
DETACHED
—

No.2 Cutlers Mews encapsulates the harmony of indoor / outdoor living, where each of the three bedrooms have direct access to the vast garden. The open-plan living area is generous and light, offering a home to truly grow within.

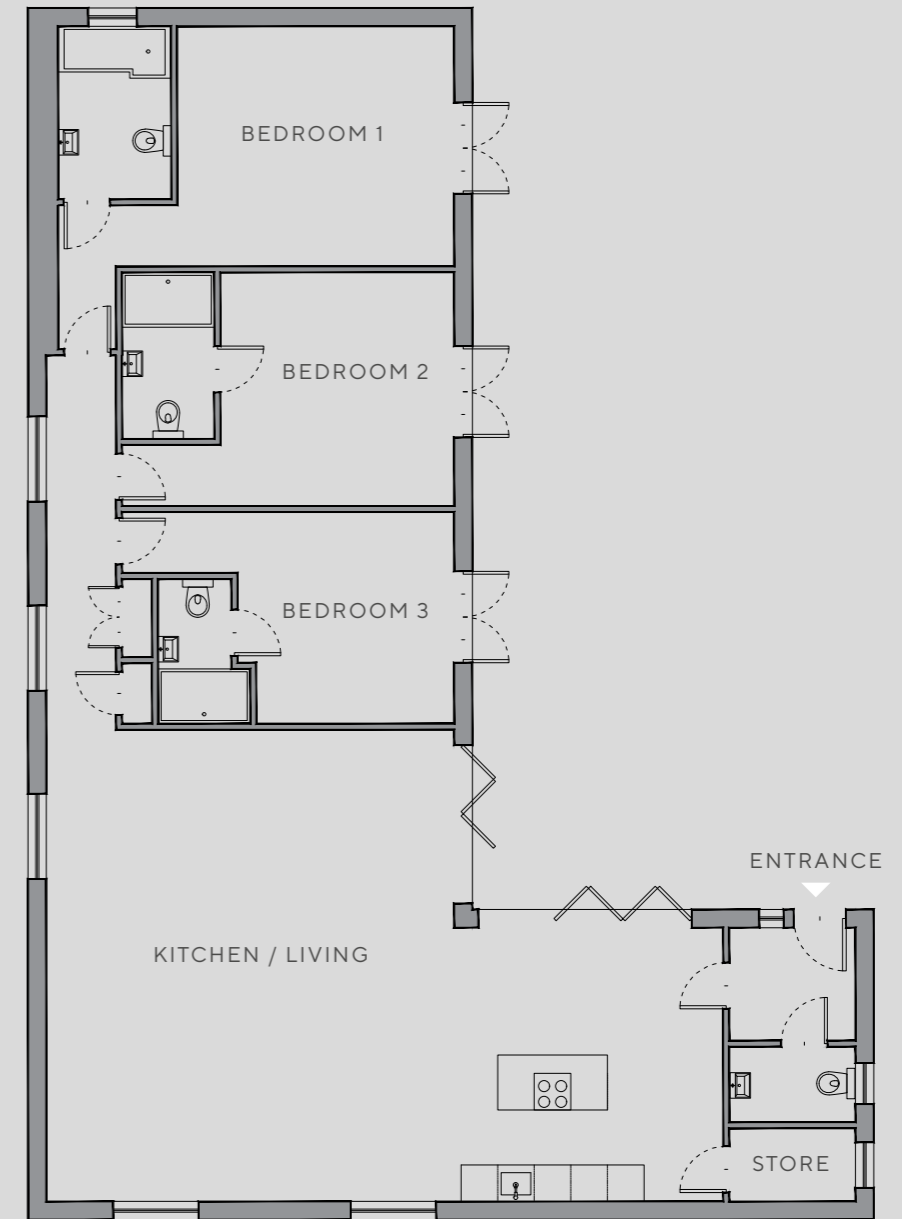
Found nestled on a private mews alongside just two other dwellings, No.2 is both secluded and tranquil.





CUTLERS MEWS

KITCHEN / LIVING	36'5ft x 25'3ft	11.1m x 7.7m
BEDROOM 1	15'1ft x 12'10ft	4.6m x 3.9m
BEDROOM 2	17'9ft x 12'2ft	5.4m x 3.7m
BEDROOM 3	17'9ft x 11'2ft	5.4m x 3.4m
TOTAL AREA	1,700ft	157.93m ²



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CUTLERS MEWS

—
3 BEDROOM
3 BATHROOM
DETACHED
—

Located alongside the previous two dwellings on a private, gated mews, No.3 Cutlers Mews boasts panoramic windows in the hallway and living area, framing each landscaped vista.

With three double bedrooms, each with garden access, and a sizable kitchen and living area, the barn offers a sanctuary amongst the Essex countryside.

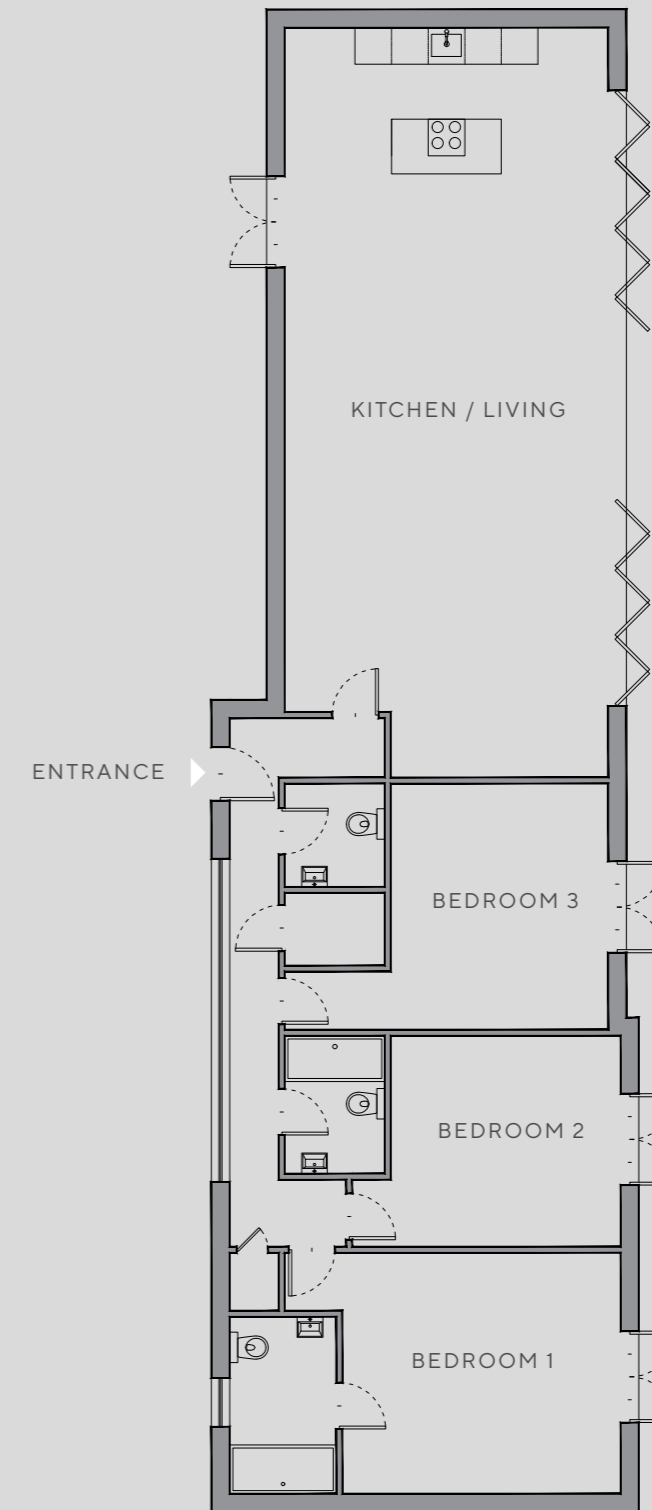




CUTLERS MEWS

KITCHEN / LIVING	17'5ft x 40'4ft	5.3m x 12.3m
BEDROOM 1	14'9ft x 12'10ft	4.5m x 3.9m
BEDROOM 2	14'1ft x 11'2ft	4.3m x 3.4m
BEDROOM 3	11'6ft x 12'6ft	3.5m x 3.8m
TOTAL AREA	1,508ft	140.09m ²

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AGENTS DETAILS

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THE DEVELOPER



Murfet Group is a property development and property investment firm based in Cambridgeshire. Founded in 1988, the company has overseen exponential growth in recent years, due to our successful approach and experienced team of highly qualified professionals within specific sectors; spanning planning, architecture, contract surveying and project management. At the very core of our foundation is a focus on understanding. Understanding our customer's individual needs, as well as understanding the importance of community and its surrounding environment.

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