

Stevenette



4 Theydon Priory

Coopersale Lane, Theydon Garnon, Essex, CM16 7NU

£900,000

# PROPERTY FEATURES

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- Queen Anne Style Home
- 4 Bedrooms
- Plantation Shutters
- LPG Central Heating
- Just Over 1 mile To Theydon Bois Centre
- Superb South Facing Garden
- Beautifully Appointed
- Fully Renovated
- Part Underfloor Heating to Ground Floor

## FULL DESCRIPTION

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Offered with NO ONWARD CHAIN, this Grade-II listed home has been formed by the division of Theydon Priory - a beautiful country house standing in a secluded position in the rural hamlet of Theydon Garnon - just over a mile to the East of Theydon Bois and its Central Line Station. The house is offered fresh from an impressive programme of sympathetic renovation undertaken to a high standard that has created a versatile home of taste and individuality. Particularly attractive features include the master suite occupying the second floor and the 22' Reception room which has views and doors onto the directly south-facing garden. The property stands in approx. 1/3<sup>rd</sup> of an acre in total.

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING & DINING ROOM

22' 6" x 15' 2" (6.86m x 4.62m)

#### KITCHEN

12' 2" x 9' 1" max (3.71m x 2.77m)

#### UTILITY ROOM

7' 8" max x 5' 3" max (2.34m x 1.6m)

#### WC

#### FIRST FLOOR

#### LANDING



## BEDROOM 2

15' 2" x 9' 11" (4.62m x 3.02m)

## BEDROOM 3

11' 5" x 8' 11" (3.48m x 2.72m)

## BEDROOM 4 / DRESSING ROOM

8' 1" x 5' 5" (2.46m x 1.65m)

Currently fitted out with fitted full-height wardrobes.

## BATHROOM & WC

6' 11" x 5' 11" (2.11m x 1.8m)

## SECOND FLOOR

### GALLERY LANDING / SNUG AREA

13' 10" x 11' 9" (4.22m x 3.58m)

## BEDROOM I

18' 6" x 13' 11" (5.64m x 4.24m)

## EXTERIOR

The house is approached over gravelled driveway that is shared with the other residents of the Priory and its (former) barns. The driveway leads round to the house and there are two allocated parking spaces as well as three further spaces at the front door and a set of double gates opening to the rear garden presenting further vehicle facility opportunities if required.

The property's plot extends to approx. 0.32 acres and the rear garden is laid to grass with established shrubs and trees (including TPOs).

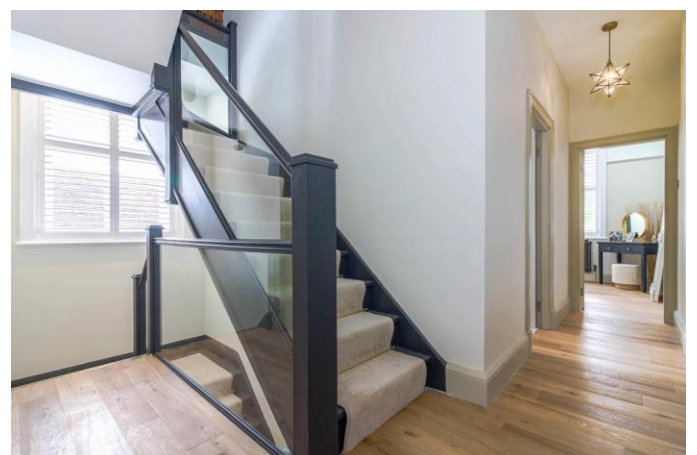
Planning permission was granted October and November 2022 for a detached summerhouse/home office with shower & WC along with a double carport.

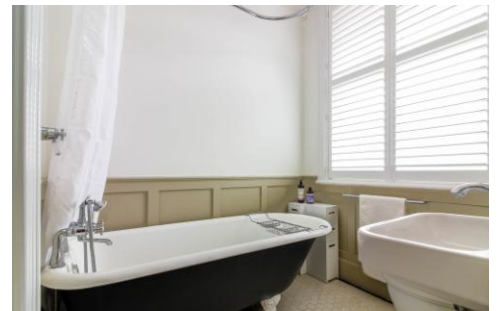
## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES & SERVICE CHARGES

Mains electricity and water services are understood to be





connected. Drainage is provided by a septic tank shared between 4 residents (the sellers of no. 4 paying a proportional share of its maintenance costs). No services or installations have been independently tested by the Agent.

Residents contribute towards maintenance of the driveway and the current monthly cost is understood to be in the region of £34.

### **BROADBAND**

It is understood that Fibre Optic Broadband is available in this area.

### **COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

### **SCHOOL PRIORITY / CATCHMENT AREA**

The property stands in the Priority Admissions Area for Coopersale and Theydon Garnon CoFE Primary School and Epping St John's CoFE Secondary School.

### **PLANNING PERMISSION**

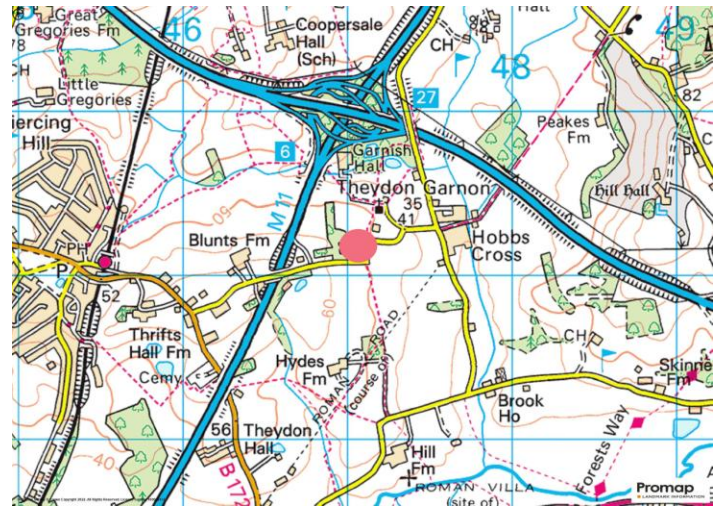
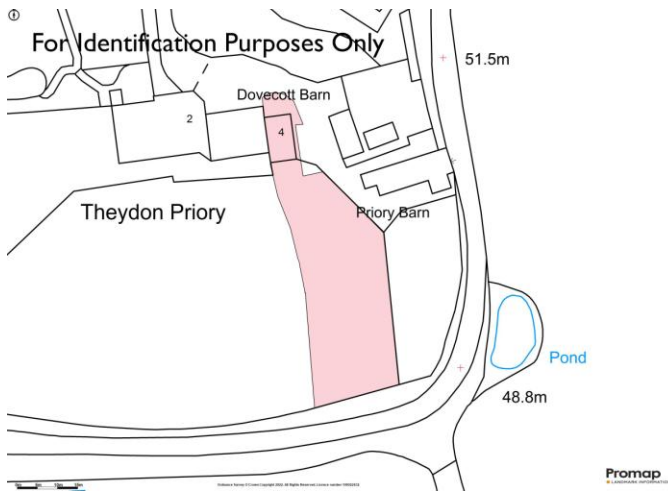
It is understood that three planning permissions have been granted for the erection of a double carport, detached summerhouse and a single-storey extension to the Living Room. Permission is also understood to have been previously granted for an en-suite area to the top floor bedroom.



Proposed Ground Floor Plan

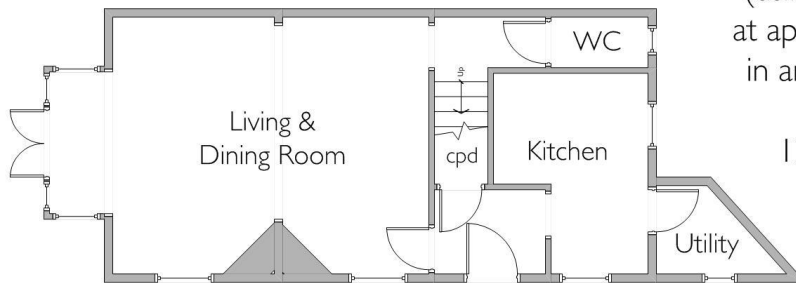
Proposed First Floor Plan

Proposed Second Floor Plan



| Energy Efficiency Rating                         |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| Very energy efficient - lower running costs      |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         | <b>66</b> |
| (39-54)  | <b>E</b> | <b>49</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 |           |
| <a href="http://www.epc4u.com">www.epc4u.com</a> |          |                         |           |

### GROUND FLOOR



Gross Internal Floor Area  
(using measurements taken  
at approx 1.5m ceiling height  
in areas of sloping ceilings):  
Approximately  
1256 sq.ft. / 117 sq.m.



### FIRST FLOOR



### SECOND FLOOR

## PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court  
232-234 High Street  
Epping  
Essex  
CM16 4AU

[www.stevenette.com](http://www.stevenette.com)  
[enquiries@stevenette.com](mailto:enquiries@stevenette.com)  
01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements