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EXQUISITE
HOME

GEORGIAN GEM

The thriving village of Theydon Bois is the penultimate stop at the east end of the Central Line. Liverpool Street is only thirty five minutes away and the M11 and M25 are easily accessible. There is a large village green, a primary school, two pubs, several cafes and restaurants and a dentist and a doctors surgery. On the very edge of The Green is this stunning apartment arranged over three floors and benefiting from a cellar. Built in 1750, it was converted into four generous apartments in 1940. The apartment is full of delightful period features, has been restored and redecorated to a very high standard and offers three floors of versatile accommodation plus a cellar. With three reception rooms, a cloakroom, two bathrooms and four bedrooms, plus a beautiful front and back garden and off-street parking, it has been tastefully decorated throughout in Farrow and Ball, Little Green and Dowsing & Reynolds paint. Enjoying a beautiful location at the end of a long drive, many period features, proximity to all the amenities the village has to offer, on the edge of Epping Forest and with excellent transport links, it is ideal for a family or anyone who has to commute.

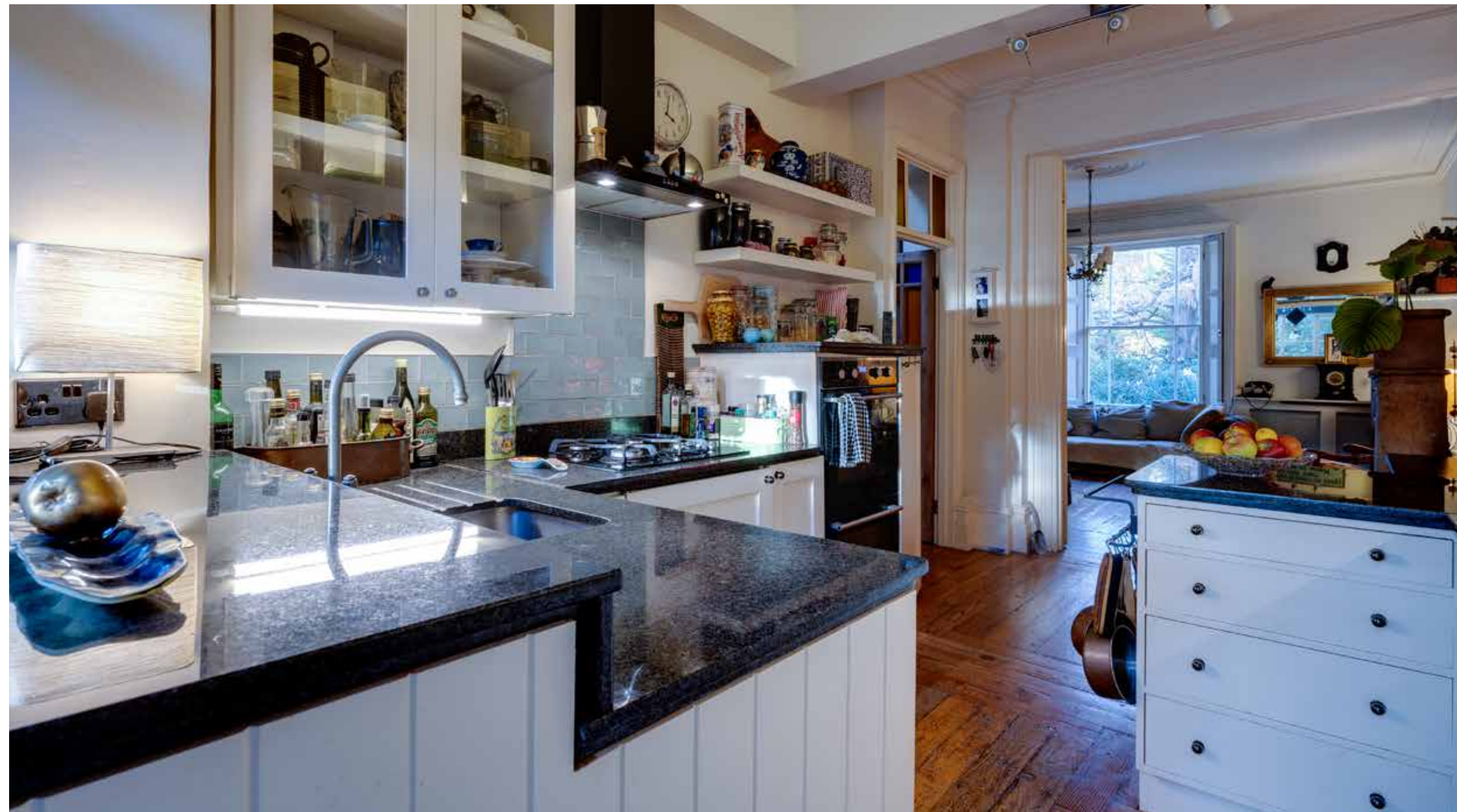


On the very edge of The Green and opposite the Grade II listed parish church of St. Mary's is this characterful four bedroom freehold home which forms part of an impressive conversion of a period building. Arranged over three floors and benefiting from a cellar, it is thought to be one of the oldest houses in the village and is approached via a long drive leading to a delightful front garden, laid to lawn and dotted with mature trees.

A gravelled drive gives ample parking and there is also a drive to the rear and a garage. Built in 1750, it was converted into four generous apartments in 1940. The present owners bought it thirty years ago, enchanted by its wonderful village location, stunning views and period charm. They have restored it to its former glory, repairing and rehanging the original window shutters, polishing the wooden floorboards, replacing lost features such as coving, putting in new bathrooms and a kitchen, redecorating throughout and converting the large open place attic space into a third floor. The front door is approached via a series of shallow stone steps, with fragrant purple wisteria growing over the front of the house, adding colour and shade. There is a communal hall and the front door of the apartment leads off it. This is the only apartment which is freehold, something which the owners love. It gives them complete control over their property and has added very greatly to their enjoyment of their beautiful home over the past thirty years.



The apartment is light filled and elegant...



The basement is currently used to store wine. It is not completely dry, but it is an ideal storage area and it may be possible to turn it into useable accommodation. The inviting entrance hall has a useful cloakroom and understairs cupboard. A large pair of reclaimed double doors lead into the delightful sitting room with its polished wooden floorboards, original sash window and shutters, built in shelves and radiator cover. This is the main family room and at Christmas and in the winter, the owners shut the double doors making it even warmer and cosier, simply using the single door. In summer, they throw them open turning this entire floor into an open plan area. The hand-designed and hand-built kitchen is a triumph of intelligent design. With pale cream units, Angola black granite worktops, a gas hob, integrated dishwasher and tumble dryer and full sized double oven, it also has cupboards built to the ceiling and plenty of glass-fronted units adding to the sense of light and flow. The owner and her husband got married in the garden eight years ago and found their property ideal for a wedding party. The house has also been pressed into service for many Christmases, New Year's Eve celebrations and parties. The dual aspect dining room opens off the kitchen and is flooded with light from the bifolds into the garden. It is very light and spacious and the perfect place for informal family dining.



The stripped and painted staircase with hand-made banister made by a local ironworker rises to the first floor where there are three bedrooms and a family bathroom. The principal bedroom is wallpapered in William Morris Pimpernel, a luxurious and charming design entirely in keeping with the age of the house. The solid wall of touch-open built-in wardrobes are painted in Farrow and Ball's Stiffkey Blue adding yet more elegance to this lovely room. The second bedroom is painted in Dowsing & Reynolds' Sage Advice and benefits from a built-in double cupboard. The third bedroom, a small double, has acted as a home office and a nursery over the years and would make an ideal child's bedroom. The four-piece family bathroom is painted in Dowsing & Reynolds's Teal the Show and a deep orange marble surround curves around the shower and cast iron bath. A magnificent room, this is the ideal place for a decadent candle-lit soak.





Stylish first floor...



Twelve years ago, the owners converted the attic space into a smart apartment where their son currently lives. Painted in Little Greene's Lamp Black and Loft White, there is a dual aspect sitting room and kitchen, a bedroom with eaves storage and plantation shutters with a three piece en suite shower room tiled in dark grey and a fully fitted dressing room. Adding yet more value to this floor, a door leads to an outside space which, if desired, could be decked out. The owners have deliberately designed it so that, if desired and with the correct planning permission in place, the staircase could be moved to come up through the dressing room with the stairwell blocked off and the stairs to this floor running up from the communal hall. This would convert the third floor into a self-contained apartment, ideal for Airbnb or rental.



Self-contained living in the eaves...

The beautiful rear garden is shared between the four apartments. There is a mature apple tree, a small sunny courtyard, winter jasmine, hydrangea and honeysuckle growing up the side of the garage which belongs to this apartment. The back gate opens straight on to the playing field which can never be built on and is kept in perpetuity for the people of the village. The neighbours are extremely friendly and supportive and the four apartments have agreements in place for sharing the communal grounds. During lockdown, they were in the same very supportive bubble.

With many beautiful period features, delightful garden and communal grounds, stunning views, a perfect location, versatile accommodation decorated and maintained to a very high standard and with excellent transport links, this enchanting Georgian apartment is truly unique. Ideal for a family, for anyone who needs to commute, or offering a potential income stream, it is perfectly maintained and in the ideal village location with the delights of Epping Forest on its doorstep.



Starlight on the village green...

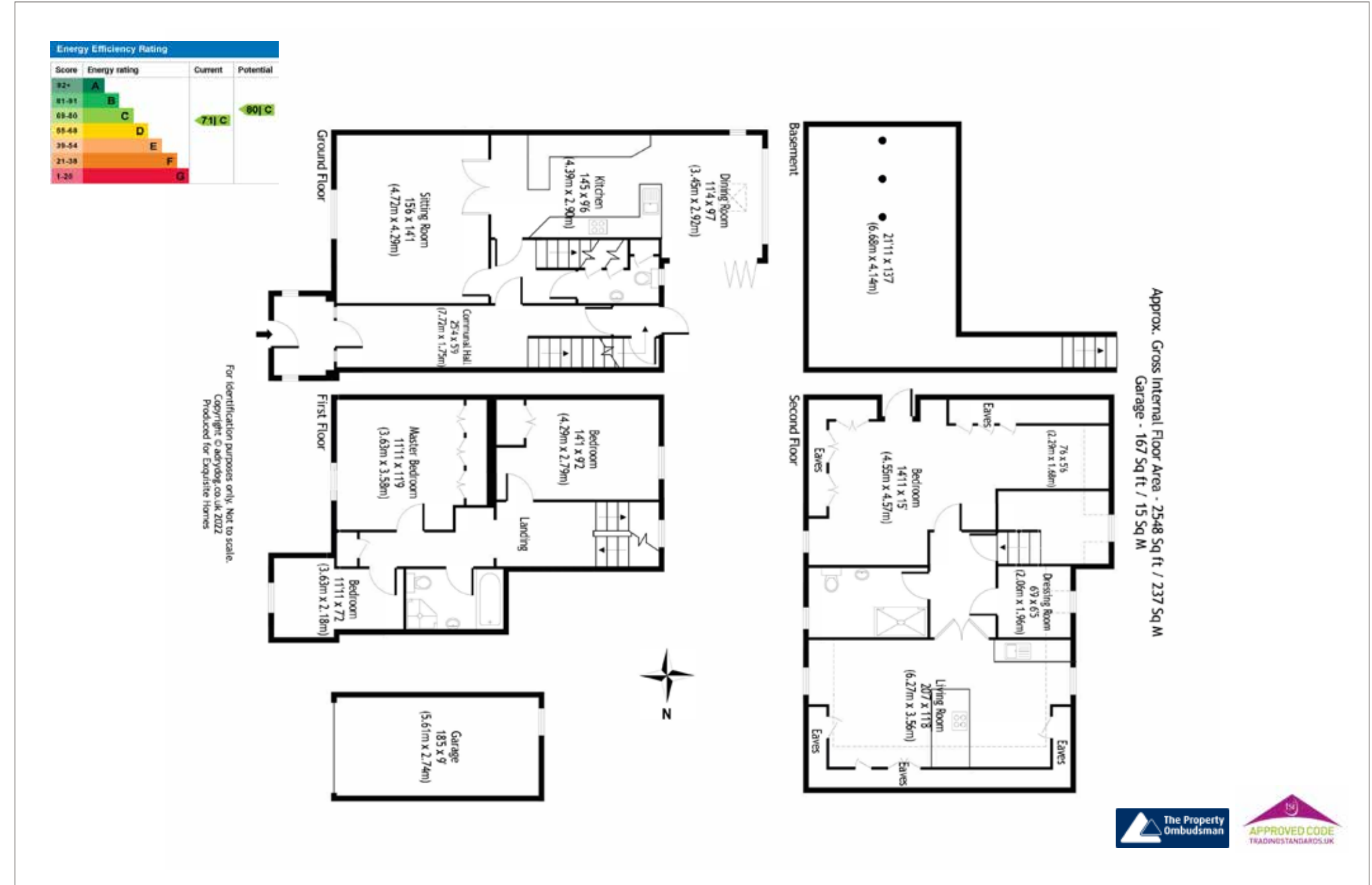


LOCATION

Uniting excellent transport links with amenities and a traditional village atmosphere is a difficult balancing act. Busy roads and overcrowded streets do not a tranquil ambience make. One of the very few places in Essex which has managed to do this is the charming and thriving community of Theydon Bois. On the penultimate stop at the east end of the Central Line, regular trains run into London, with Liverpool Street only a thirty five minute journey away. The M11 and M25 are close by, but not so near at hand as to interrupt the rural peace.

The village has a busy main street but also a large village green, the famous Avenue of Trees, nestles in beautiful Epping Forest and has a wonderful duck pond and play park. It is located in West Essex, close to the border with London but far away enough to still enjoy a traditional village atmosphere. It has a dark skies policy, meaning that due to a deliberate lack of street lighting, it is possible to gaze up at a blanket of stars every night in spite of the proximity to London. Theydon Bois has its own primary school, two pubs, a dentist, butcher, florist, bagel shop, café/patisserie, Italian restaurant, two Indian restaurants, a station and a fish and chip shop. It is a close-knit community with plenty of regular events such as the Donkey Derby and Open Gardens. Encircled by Epping Forest, it is full of open green spaces and lovely views.

A restored Georgian gem...



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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