

Stevenette



Poplar Row

Theydon Bois, Essex, CM16 7NB

£1,100,000

# PROPERTY FEATURES

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- Grade-II Listed House
- 4 Bedrooms
- 4 Reception Rooms
- Large Gardens
- Wealth of Character
- Gas Central Heating

## FULL DESCRIPTION

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Nestled towards the rear of a stunningly placed garden site that opens onto the open Green of Theydon Bois, this Grade-II listed detached cottage property is understood to date back to the late 16th century and offers all of the character and individuality hoped for in a Tudor timber and weather-boarded Essex home. There's an abundance of period features throughout the house and the gardens, which extend to just over 1/3rd of an acre, host a number of mature trees giving a real feeling of seclusion and peace.

The shops, cafes and Central Line station of this perennially-popular village are just a short walk away giving an extraordinary mix of village life with the City just 45 minutes or so away.

### GROUND FLOOR

#### LIVING ROOM

17' 5" x 14' 0" (5.31m x 4.27m)

#### DINING ROOM

17' 10" x 11' 3" (5.44m x 3.43m)

Open to the:

#### SITTING ROOM

9' 6" x 8' 9" (2.9m x 2.67m)

#### STUDY

8' 1" x 7' 10 (Min)" (2.46m x 2.39m)



## INNER HALL

### BREAKFAST KITCHEN

14' 1" x 9' 7" (Min)" (4.29m x 2.92m)

### LEAN-TO

12' 7" (Max)" x 10' 0" (3.84m x 3.05m)

### UTILITY & CLOAKROOM

## FIRST FLOOR

### LANDING

A tightly-turning staircase leads off.

### BEDROOM 1

14' 2" x 10' 9" (Max)" (4.32m x 3.28m)

### EN-SUITE SHOWER & WC

### BEDROOM 2

10' 7" x 8' 6" (3.23m x 2.59m)

### BEDROOM 3

11' 7" x 6' 9" (Avg)" (3.53m x 2.06m)

Measured at approx. 1.5m from floor in areas with a sloping ceiling.

### BEDROOM 4

11' 7" x 6' 9" (Avg)" (3.53m x 2.06m)

Measured at approx. 1.5m from floor in areas with a sloping ceiling.

### BATHROOM & WC

10' 0" x 8' 8" (3.05m x 2.64m)

## SECOND FLOOR

### LANDING

### ATTIC ROOM

11' 1" x 5' 5" (Avg)" (3.38m x 1.65m)





## EXTERIOR

The property is approached over a length of gravelled driveway which widens to form a good parking area for a number of vehicles. The driveway is bordered by lawns hosting a number of mature trees which provide total seclusion from the road.

The rear garden is laid to lawn and is enclosed by fencing. Attached to the rear of the dwelling is a low-level store where the gas central heating boiler is located and within the garden is a timber-built shed with electric power connected.

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## TENURE

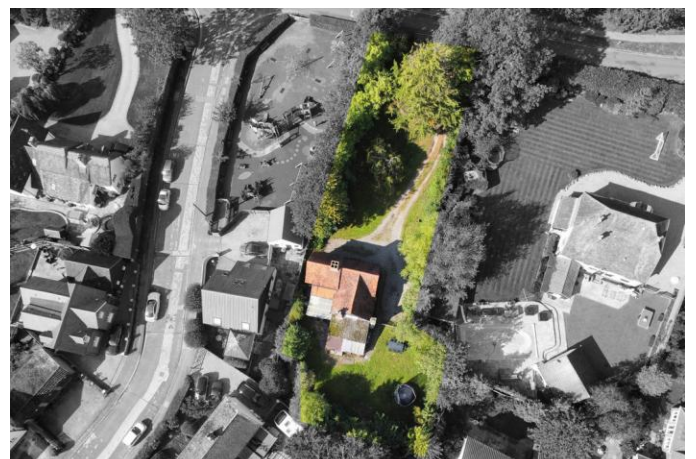
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## COUNCIL TAX

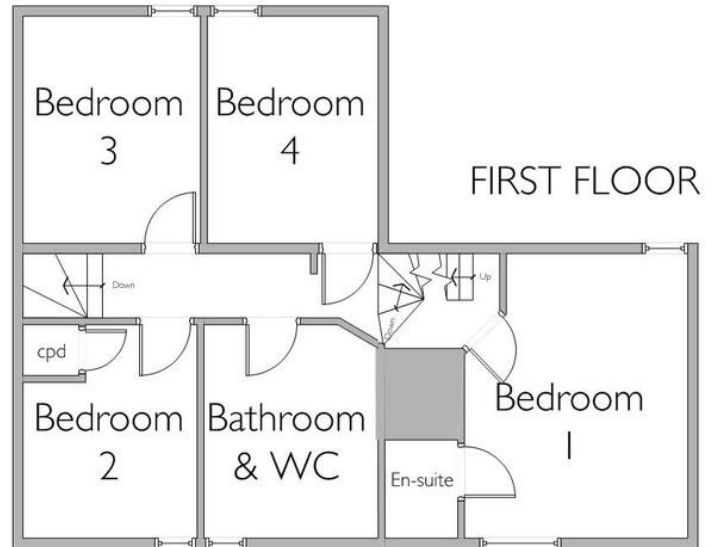
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

## SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for St John Fisher Catholic Primary School, Theydon Bois Primary School, Debden Park High School & Epping St John's Church of England School.

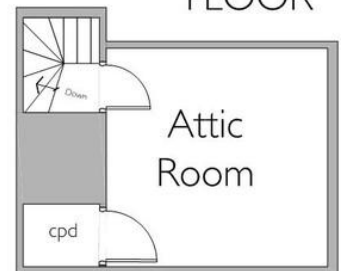


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



Gross Internal Floor Area: Approximately 1750 sq. ft. / 163 sq. m.

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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