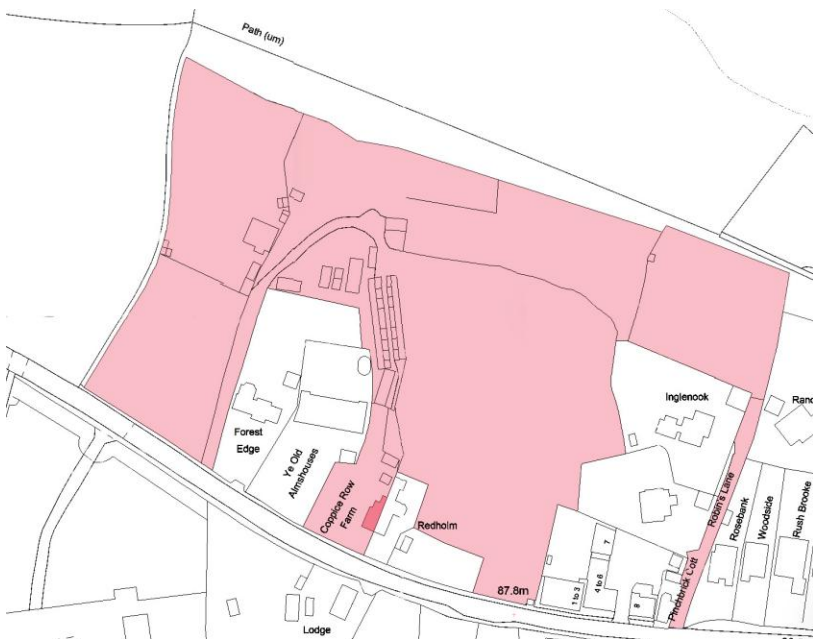


# Stevenette



## Coppice Row

Theydon Bois, Essex, CM16 7DS

£2,750,000



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## FULL DESCRIPTION

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Available on the market for the first time having been held in one family's ownership for over a century, this can be truly considered a 'once in a lifetime' opportunity to acquire a significant and unique parcel of greenbelt land in one of the area's most prized locations. Coppice Farm extends to approximately 5.6 acres of predominantly meadow land and includes approx. 700sq.m. of redundant farm buildings and structures as well as a highly-characterful semi-detached 2-bedroom cottage. The land lies between Coppice Row (from which it has three points of access) and Epping Forest and, in a slightly elevated position, benefits from pleasant views towards the village.



### THE COTTAGE

#### GROUND FLOOR

##### ENTRANCE HALL

##### LOUNGE

13' 1" x 9' 7" (3.99m x 2.92m)

##### DINING ROOM

13' 1" x 12' 2" (3.99m x 3.71m)

##### KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m)

##### WC



## FIRST FLOOR

## LANDING

## BEDROOM 1

13' 2" x 9' 6" (4.01m x 2.9m)

## BEDROOM 2

12' 2" x 8' 9" (3.71m x 2.67m)

## BATHROOM & WC

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

## SERVICES

Mains water, drainage, gas and electricity services are understood to be connected. No services or installations have been independently tested.

## BROADBAND

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

## 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 'F'.

## SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Theydon Bois Primary School & Epping St John's Church of England School.

## FORMER FARM BUILDINGS

Coppice Farm was historically a pig and chicken farm and a number of the former agricultural buildings and structures remain including sties, stables, barns and other stores - the majority of which are in a state of disrepair. We gather the total floor area of these buildings is roughly 700sqm / 7500sq.ft.







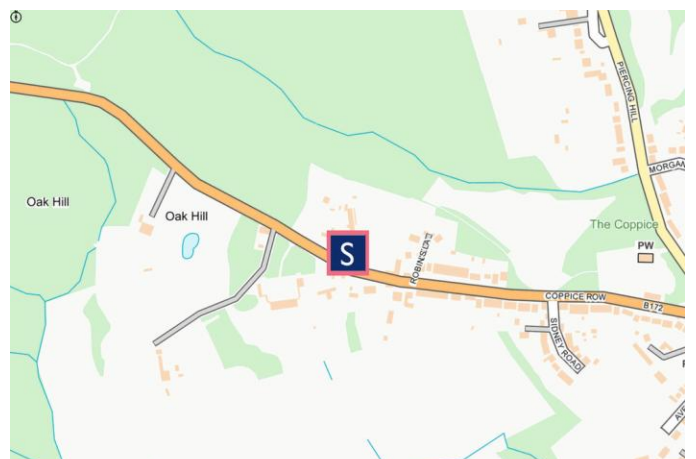


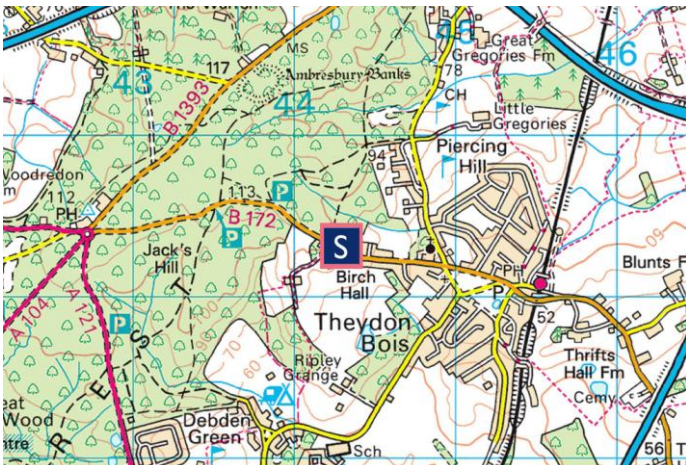
## ACCESS


The land has three points of access - namely the main track in from Coppice Row (towards the western side of the site) which loops around past the former farm buildings to the rear of the Cottage (which has a handgate opening to Coppice Row), the field gate to the west of Chestnut Mews and a gate standing at the end of the private road Robin Lane at the Eastern end of the site.

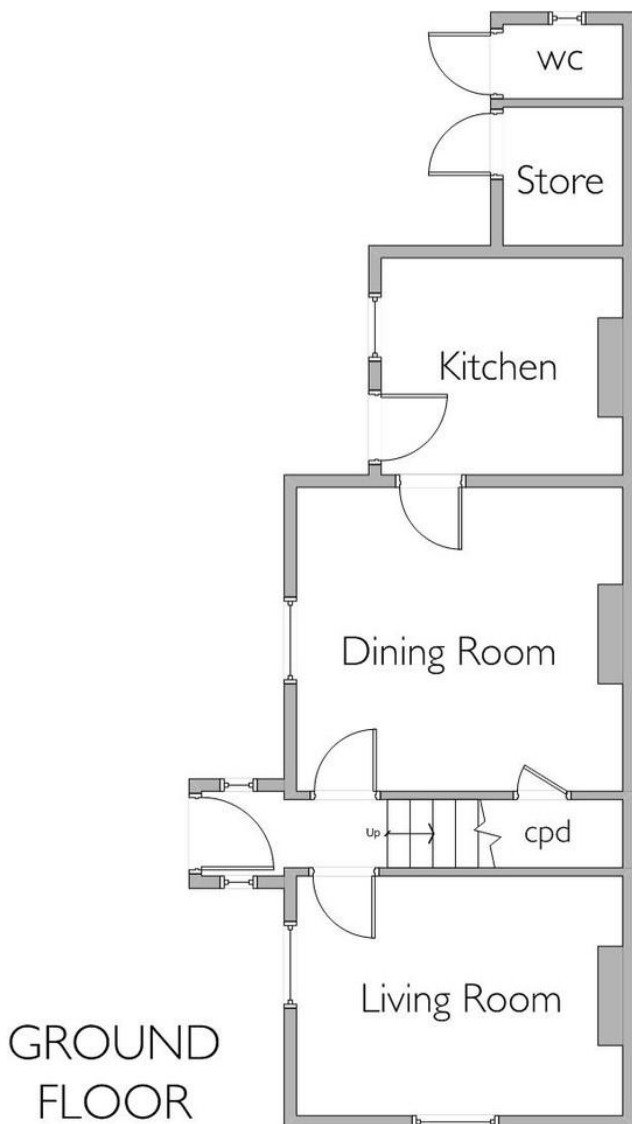
## METHOD OF SALE

The property is to be sold by private treaty.



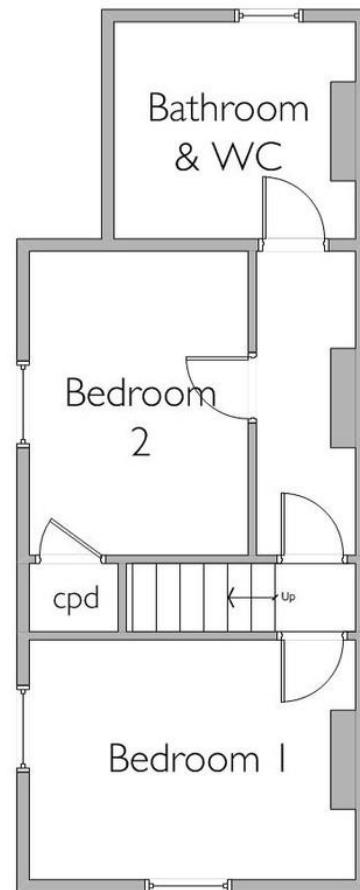


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
<small>WWW.EPC4U.COM</small>		



GROUND FLOOR

Gross Internal Floor Area:  
Approximately  
893 sq.ft. / 83 sq.m.



FIRST FLOOR

**PROPERTY PEOPLE PROFESSIONALISM**

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Essex  
CM16 4AU

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[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 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