

Stevenette



**Calceto, 38 Forest Glade**  
Epping, Essex, CM16 6LD

**£1,300,000**

# PROPERTY FEATURES

- Individual Detached Home
- Oil Central Heating
- 4 Bedrooms
- Superb Quality
- Master with Dressing Room
- Double Glazing

## FULL DESCRIPTION

Outstanding in every way, this property offers a unique live/work opportunity and may have development potential (subject to all necessary consents). A stunning and spacious 4-bedroom house is complemented by a substantial range of outbuildings that combine to offer almost 4700sq.ft/ 437sq.m of space. The house offers a versatile arrangement of family accommodation that is the product of substantial extension and renovation that has been undertaken with a designer's eye and has many unusual and fascinating features. A particular attraction is the stunning semi-open-plan 30' x 22' living and kitchen that has bi-fold doors opening directly to the garden on the south side of the house. There's a large garage, ample gated and further parking and the plot has a frontage of approx. 115ft/35m.

Forest Glade is a cul-de-sac of individual homes in a semi-rural position on the fringes of Epping Forest and approximately midway between the town centre of Epping and the village of North Weald. The property is, therefore, in a private setting that's also conveniently placed for access to Epping's vibrant High Street shops, cafes and restaurants, its Central Line station and the recreation of walks and bike rides in the forest that the house directly backs on to.

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE HALL

#### SITTING ROOM

12' 10" x 11' 1" (3.91m x 3.38m)

#### DINING & DAY ROOM

26' 1" x 11' 4" (7.95m x 3.45m)

Open to the:

#### KITCHEN

22' 5" x 19' 8" (6.83m x 5.99m)

#### UTILITY ROOM

14' 1" x 6' 10" (4.29m x 2.08m)

#### BOOT ROOM

11' 3" x 8' 5" (3.43m x 2.57m)

#### STUDY

13' 6" x 10' 6" (4.11m x 3.2m)

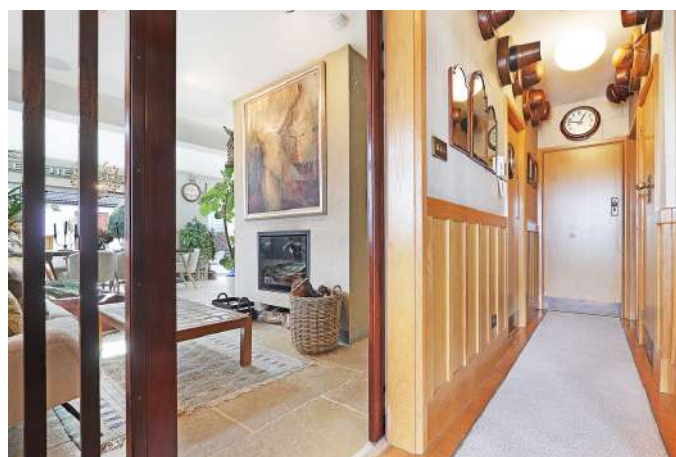
#### WC

#### BEDROOM 4

11' 9" x 10' 7" (3.58m x 3.23m)

#### EN-SUITE, SHOWER & WC

6' 8" x 5' 8" (2.03m x 1.73m)



## FIRST FLOOR

### LANDING

#### BEDROOM 1

11' 10" x 10' 9" (3.61m x 3.28m)

#### BEDROOM 2

14' 7" x 10' 9" (4.44m x 3.28m)

Measured into a full bank of wardrobes.

#### BEDROOM 3

14' 7" x 8' 9" (4.44m x 2.67m)

#### BATHROOM, SHOWER & WC

11' 10" x 8' 11" (3.61m x 2.72m)

## SECOND FLOOR

### DRESSING ROOM

12' 7" x 11' 9" (3.84m x 3.58m)

Accessed by its own staircase from the master bedroom. The measurements exclude the built-in eaves space wardrobes.

### EXTERIOR

The house stands behind an apron providing parking for three vehicles. Further along the frontage, a set of wide gates opens to a further driveway that provides parking and access to the range of outbuildings. There are garden areas laid to lawn with ornamental and planted beds and borders. The outbuildings comprise:

### GARAGE

21' 9" x 16' 5" (6.63m x 5m)

### STORE 1

62' 2" x 12' 3" (18.95m x 3.73m)

### STORE 2

18' 5" x 10' 10" (5.61m x 3.3m)

### KITCHEN

7' 5" x 3' 7" (2.26m x 1.09m)

### WC

### STORE 3

19' 10" x 8' 9" (6.05m x 2.67m)

### STORE 4

25' 0" x 8' 3" (7.62m x 2.51m)

### STORE 5

17' 11" x 8' 3" (5.46m x 2.51m)

### OFFICE

10' 1" x 7' 3" (3.07m x 2.21m)

### BIN STORE

12' 6" x 4' 1" (3.81m x 1.24m)

### GARDEN ROOM

10' 9" x 6' 10" (3.28m x 2.08m)

### GARDEN STORE

16' 2" x 9' 3" (4.93m x 2.82m)

### SERVICES

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

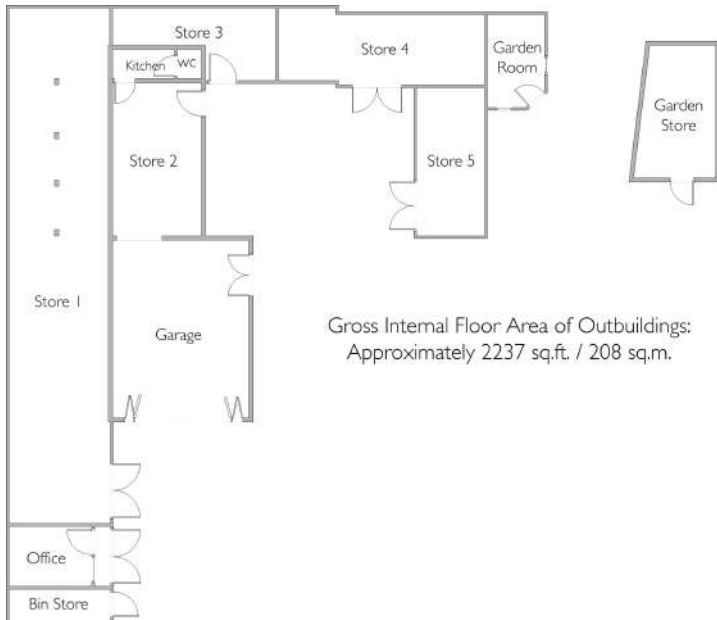
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

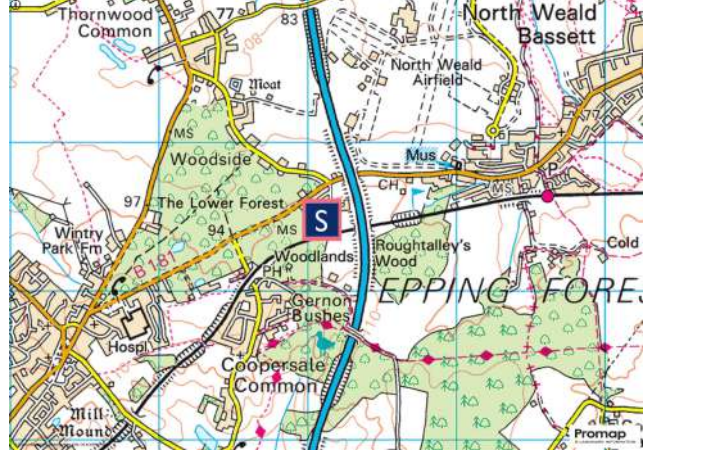
**SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA**

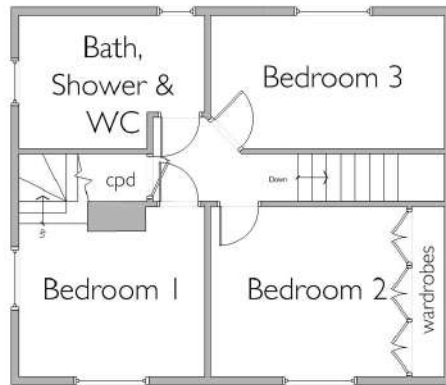
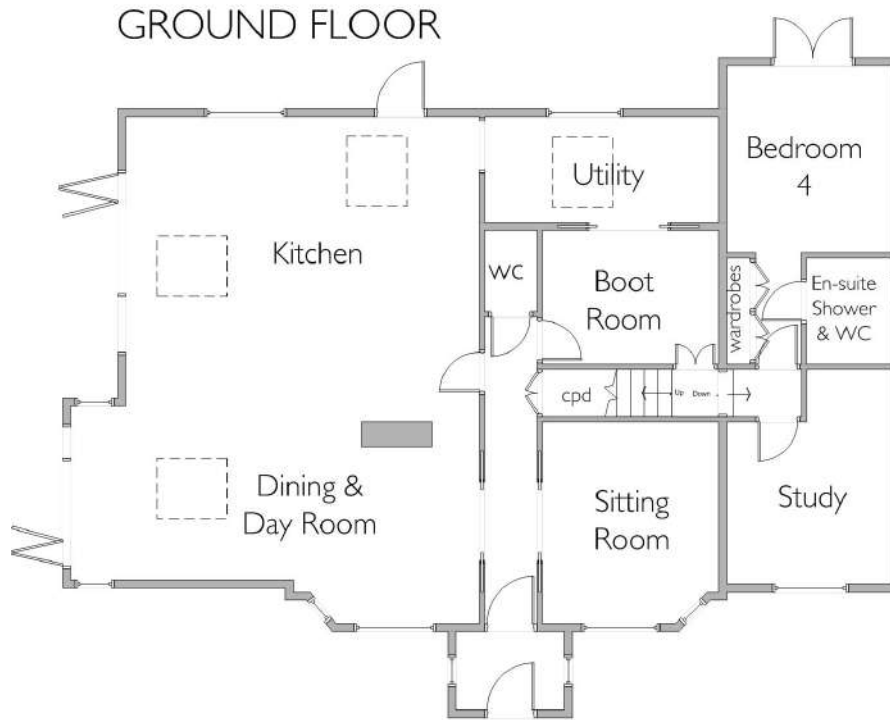
The property stands in the Priority Admissions Area for St Andrew's Church of England (Voluntary Aided) Primary School, North Weald & Epping St John's Church of England School.



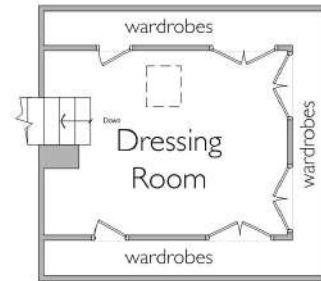
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |







FIRST FLOOR



SECOND FLOOR

Gross Internal Floor Area:  
Approximately 2453 sq.ft. / 228 sq.m.

**PROPERTY PEOPLE PROFESSIONALISM**

5a Simon Champion 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 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