

Stevenette

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2 and 3 The Hall Barns
Copped Hall, Epping, Essex, CM16 5HH

£3,000,000

PROPERTY FEATURES

- A Pair of Linked 4-Bedroom Houses
- Could be Combined (Subject to Necessary Permissions)
- Gated Parkland Setting
- Double Glazing
- Ample Parking
- 3 Garages
- Large Gardens
- Oil Central Heating

FULL DESCRIPTION

An extraordinary opportunity to acquire a linked pair of family homes that would make perfect multi-generational living for an extended family or, subject to all necessary consents, could be joined and reformatted to create a substantial single home extending to almost 4800 sq.ft. and including 8 or more bedrooms. Formed through the conversion of a barn that was built as part of the Copped Hall Estate, the properties are one of just a handful of distinguished homes that stand towards the end of the private and gated driveway that leads off Epping High Road.

ENTRANCE HALL

DRAWING ROOM

22' 7" x 19' 11" (6.88m x 6.07m)

LIVING ROOM

20' 0" x 16' 2" (6.1m x 4.93m)

DINING HALL

15' 4" x 11' 6" (4.67m x 3.51m)

SNUG

13' 9" x 11' 4" (4.19m x 3.45m)

BREAKFAST KITCHEN

19' 9 (Max)" x 18' 3 (Max)" (6.02m x 5.56m)

UTILITY ROOM

8' 2" x 6' 1" (2.49m x 1.85m)



CONSERVATORY

18' 7" x 8' 9" (5.66m x 2.67m)

BREAKFAST KITCHEN 2

19' 8" (Max)" x 14' 11" (5.99m x 4.55m)

UTILITY ROOM 2

6' 7" x 5' 9" (2.01m x 1.75m)

CONSERVATORY 2

20' 6" x 11' 0" (6.25m x 3.35m)

2 CLOAKROOMS

FIRST FLOOR

LANDING

BEDROOM 1

20' 0" x 12' 4" (6.1m x 3.76m)

EN-SUITE BATHROOM & WC

11' 3" x 6' 11" (3.43m x 2.11m)

BEDROOM 2

13' 7" x 12' 6" (4.14m x 3.81m)

EN-SUITE, SHOWER ROOM & WC

BEDROOM 3

14' 8" x 12' 4" (4.47m x 3.76m)

BEDROOM 4

13' 3" x 12' 0" (4.04m x 3.66m)

BEDROOM 5

15' 10" x 13' 9" (4.83m x 4.19m)

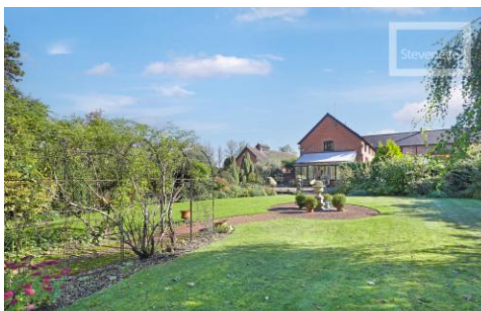
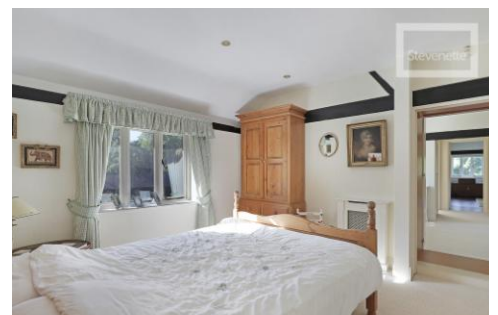
BEDROOM 6

14' 8" x 7' 5" (4.47m x 2.26m)

BEDROOM 7

10' 10" x 10' 3" (3.3m x 3.12m)





BEDROOM 8

12' 8" x 7' 2" (3.86m x 2.18m)

BATHROOM & WC

8' 10" x 8' 2" (2.69m x 2.49m)

BATHROOM & WC

8' 9" x 7' 10" (2.67m x 2.39m)

SHOWER & WC

7' 6" x 7' 1" (2.29m x 2.16m)

EXTERIOR

The Copped Hall Estate lies behind electrically-operated gates and a private road leads through the Hall's parkland with various homes along its length. Standing behind a front garden area of lawn, The Hall Barns is a conversion creating just three distinct homes arranged around a paved courtyard area that provides ample parking areas.

To the west of the properties are gardens laid to lawn with various sitting areas and well established borders, beds and shrubs. The entire site extends to just over half an acre or so.

GARAGES

Adjacent to the parking areas are three Garages.

SERVICES

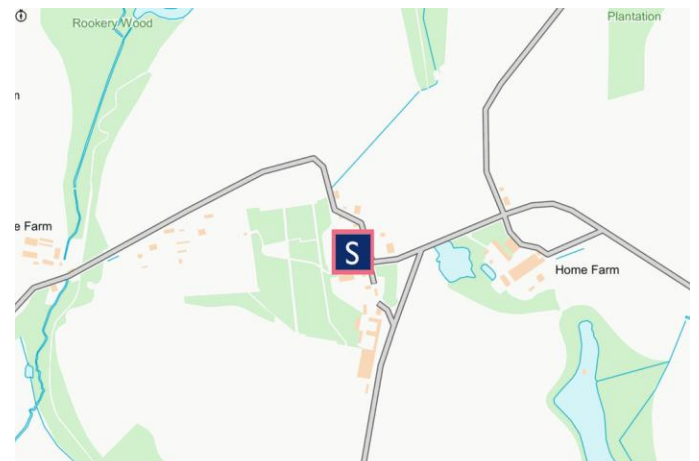
Mains water and electricity services are understood to be connected. Central Heating/Hot water is provided by oil fired heating systems and drainage is provided to a shared klargester system. No services or installations have been tested.

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 'G'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
	57	69

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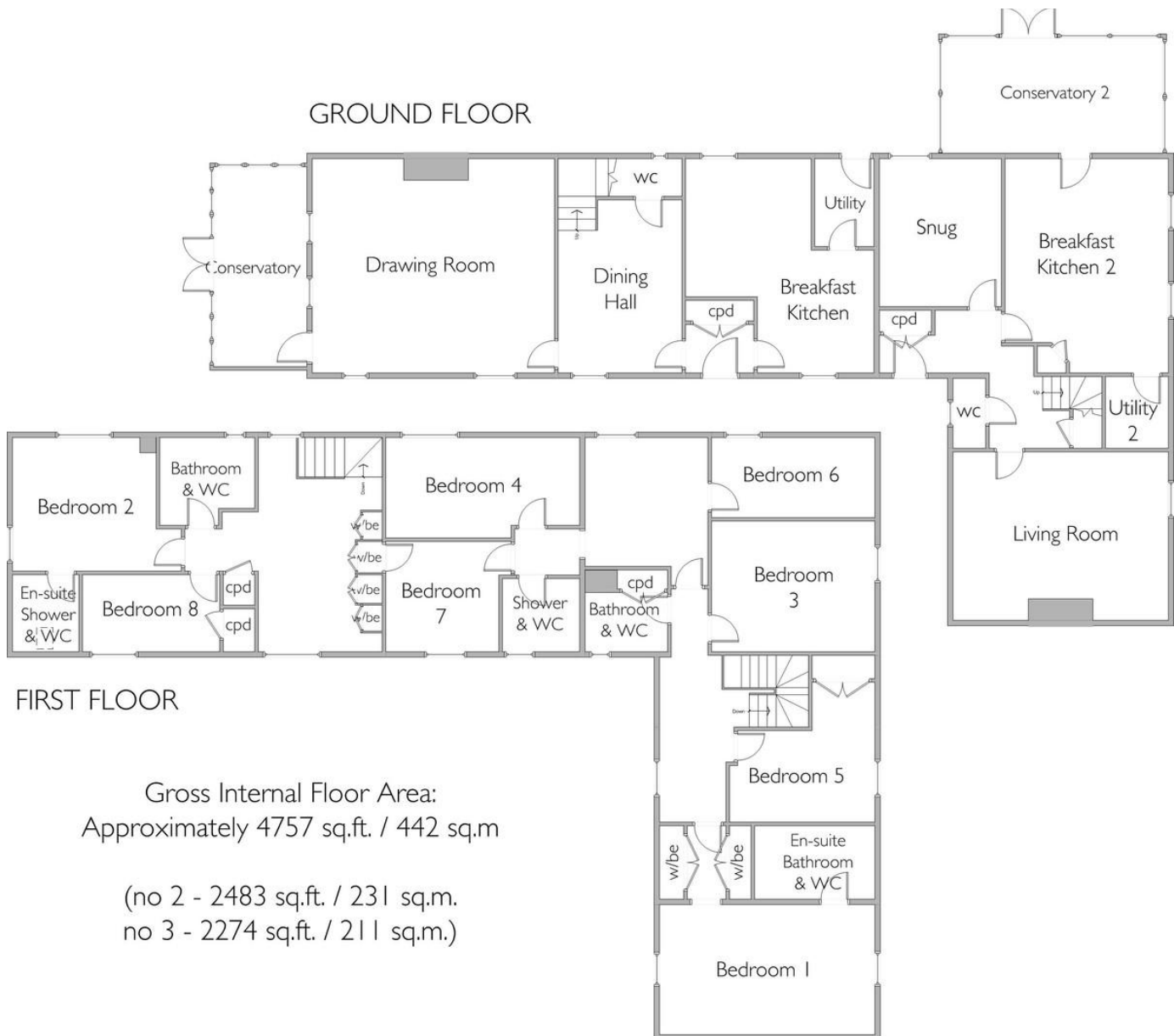
SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Upland CofE School and Epping St John's Senior School.

SERVICE CHARGES

The owners of the properties contribute towards maintenance of the private drive and gates - the current payment is understood to be in the region of £1500 per property per year. Payment is also made for the maintenance of the private drainage system. This is invoiced on an ad-hoc basis.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
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PROPERTY PEOPLE PROFESSIONALISM

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

www.stevenette.com
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