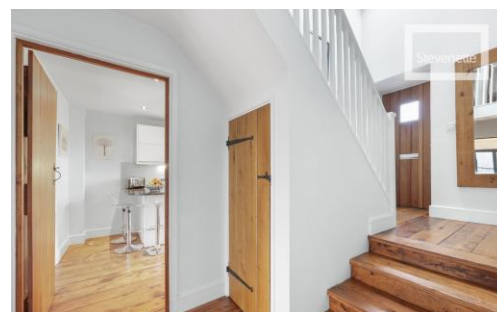


Stevenette



3 Chambers Manor Mews

Epping Road, Epping Upland, Essex, CM16 6NZ

£800,000

PROPERTY FEATURES

- Period Barn Conversion
- Solid Oak Doors
- Home Office
- Reclaimed Floorboards
- Double Car Port & Stores
- High Quality Throughout
- Double Glazing
- Gas Central Heating

FULL DESCRIPTION

Immaculate from top to bottom, this rural home was created just over 20 years ago through the conversion of a barn to create a stylish and individual property that exudes character whilst simultaneously providing spacious accommodation that caters well for today's needs. Thoughtfully designed, the house includes 3 generous bedrooms and a particular room with the 'wow factor' is the 21' Living and Dining Room with bi-fold doors into the large southwest-facing garden. Chambers Manor Mews forms part of a handful of properties in a quiet location off Epping Road - a rural setting where there's lovely country walks yet just 3 miles from the centre of Epping, its vibrant High Street and Central Line station.

GROUND FLOOR

ENTRANCE HALL

A shallow-rise set of stairs leads down to the:

LIVING ROOM & DINING ROOM

21' 3" x 14' 3" (6.48m x 4.34m)

An immediately impressive space with full-width bi-fold doors opening straight to the garden. This is a wonderful space for entertaining.

KITCHEN

13' 5" x 9' 5" (4.09m x 2.87m)

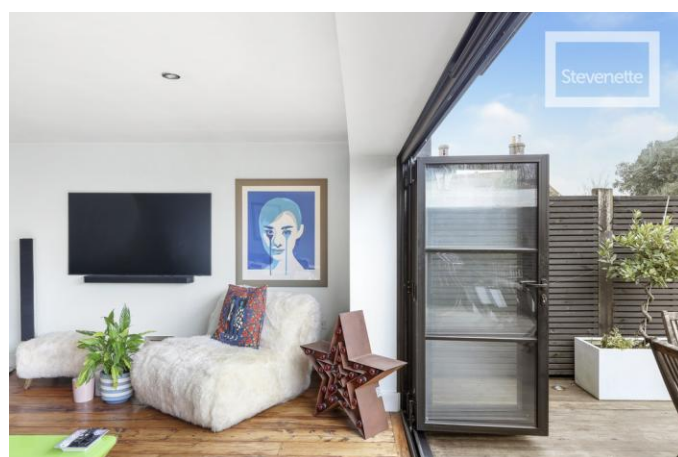
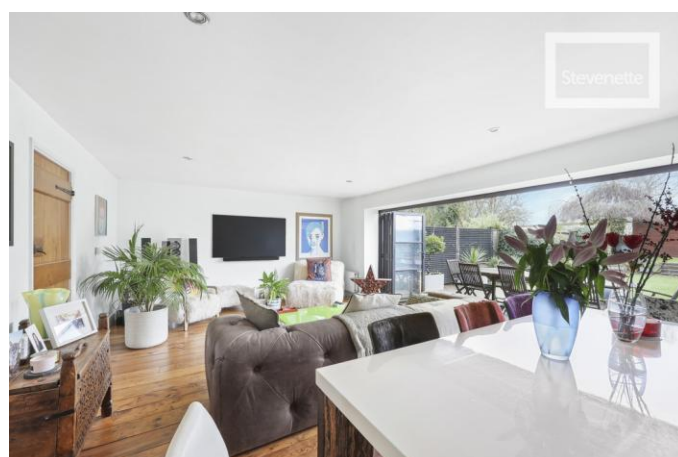
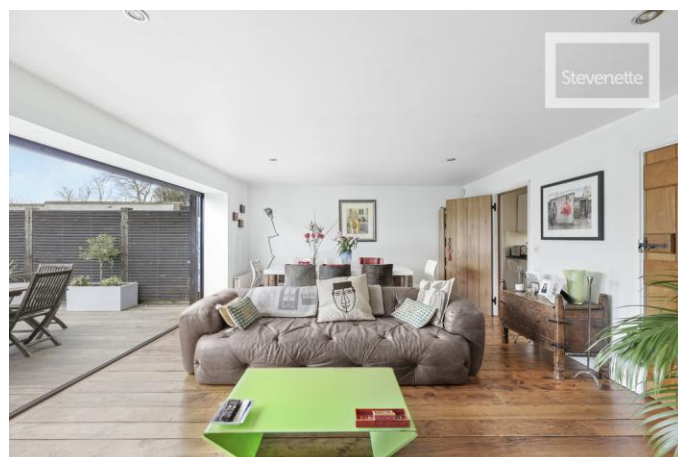
Comprehensively fitted with contemporary base and wall units.

WC

5' 6" x 5' 1" (1.68m x 1.55m)

UTILITY ROOM

7' 6" x 5' 0" (2.29m x 1.52m)



FIRST FLOOR

LANDING

BEDROOM 1

13' 4" x 11' 2" (4.06m x 3.4m)

A dressing area leads through to the:

EN-SUITE SHOWER & WC

8' 6" x 5' 0" (2.59m x 1.52m)

BEDROOM 2

11' 0" x 9' 8" (3.35m x 2.95m)

BEDROOM 3

9' 5" x 9' 1" avg (2.87m x 2.77m)

BATHROOM & WC

6' 10" x 6' 1" (2.08m x 1.85m)

EXTERIOR

The house stands behind a pretty row of flower beds. The rear garden is laid predominantly to lawn with a large deck immediately to the rear of the house and accessed through the bi-fold doors of the Living and Dining Room. The garden is enclosed by fencing and at its far end is a:

GARDEN ROOM / HOME OFFICE

11' 7" x 9' 2" (3.53m x 2.79m)

ATTACHED GARDEN STORE

9' 5" x 4' 0" (2.87m x 1.22m)

DOUBLE CAR PORT

18' 0" x 17' 6" (5.49m x 5.33m)

Forming part of the cart-shed style range of buildings that form part of the courtyard and with an EV charging point.

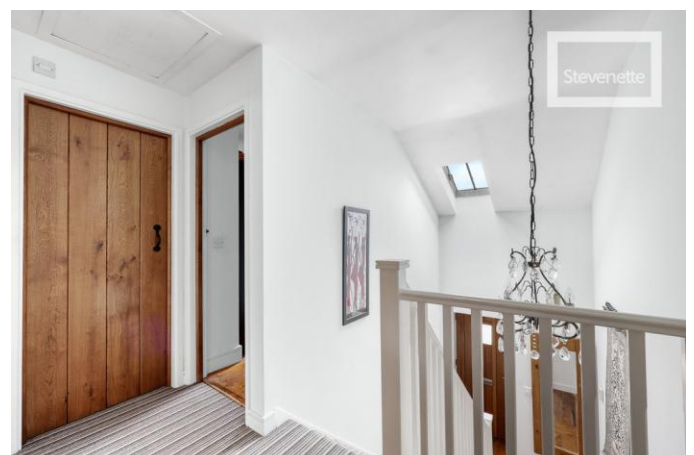
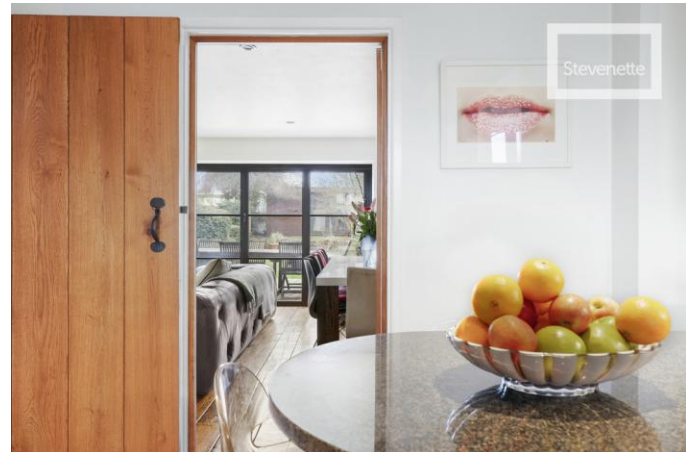
STORE

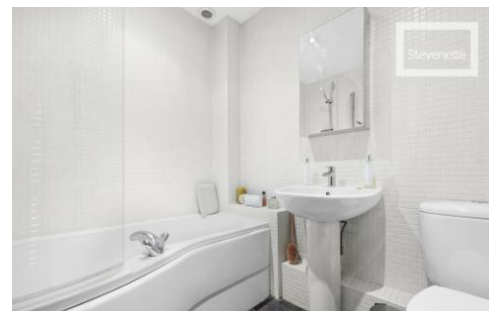
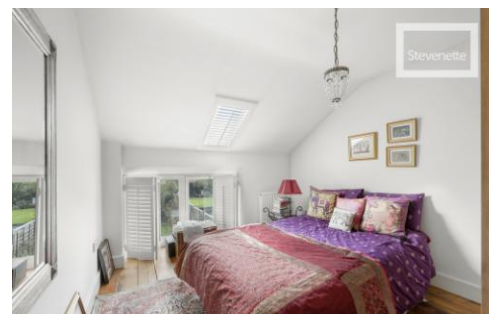
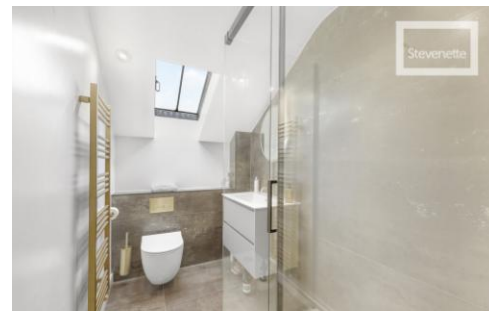
18' 0" x 6' 7" (5.49m x 2.01m)

Attached to the rear of the car port is a very useful and large external store ideal for bikes, sporting equipment etc.

COUNCIL TAX

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





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).

SCHOOL CATCHMENT PRIORITY AREA

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

SERVICES

Mains electricity, gas and water services are understood to be connected. Drainage is provided to a biodigester shared between the properties of Chambers Manor Mews. No services or installations have been tested.

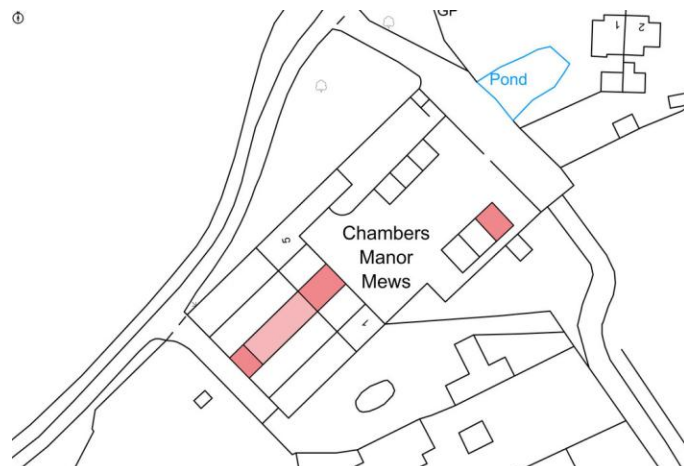
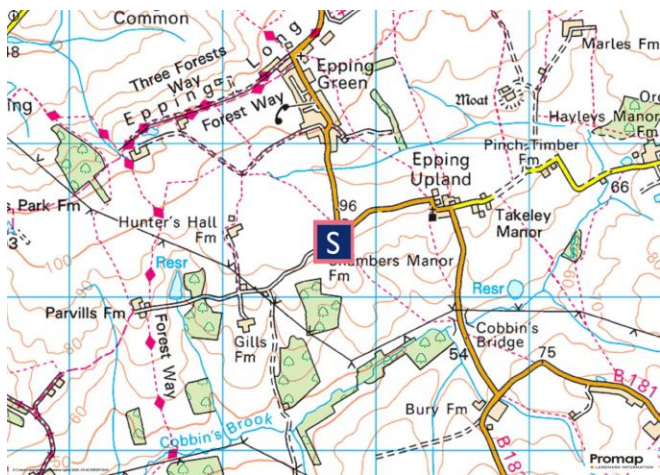
COMMUNAL MAINTENANCE CHARGES

The residents of Chambers Manor Mews contribute £550 per year in respect of the communal biodigester, maintenance of the hedges, lighting, gravelled driveway and parking area.

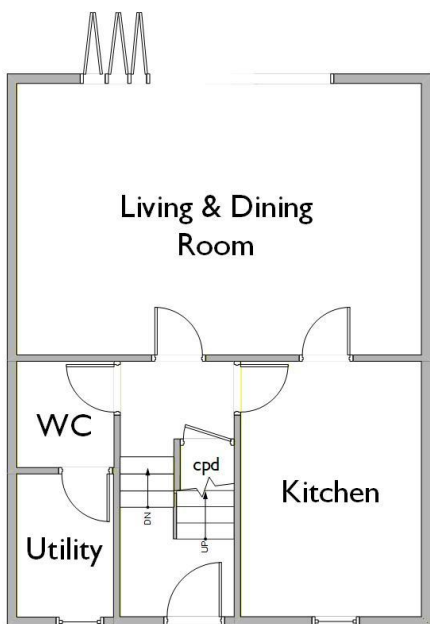


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

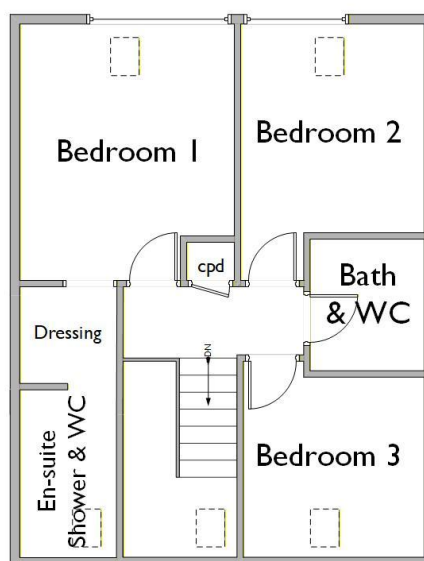
WWW.EPC4U.COM



Gross Internal Floor Area: Approximately 1204 sq.ft. / 112 sq.m.



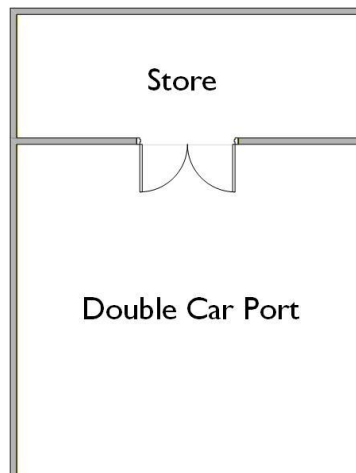
GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS
(Not shown in
relative positions)



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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 and 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