



## Autumn Cottage, Mill Lane

Toot Hill, Ongar, Essex CM5 9SF

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PORTFOLIO HOMES







## Autumn Cottage, Mill Lane

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A brand new detached property finished in pretty weatherboarding and offered with "Old English" styling. The plot is detailed with a pretty white picket fence and is set in the hearty of this Essex village.

Toot Hill is a small village in the Epping Forest district of Essex. It is located 2.3 miles south-west of Chipping Ongar and 3.5 miles east of Epping and also stands less than a mile from the small hamlet of Clatterford End. Toot Hill village is best know for its high elevation and panoramic scenery of the surrounding countryside.

- VILLAGE LOCATION
- STUNNING CONDITION
- HIGH SPECIFICATION
- FIVE BEDROOMS
- RURAL SETTING
- HIGH GLOSS KITCHEN
- BUILT IN APPLIANCES
- FEATURE FIREPLACES
- WEATHER BOARDED
- RECESSED LIGHTING
- COTTAGE FEATURES







'Autumn Cottage' is a brand new detached weatherboard residence built to an Old England style. The property occupies a prominent position in Toot Hill to the corner of Mill Lane and offers a luxury and spacious accommodation.

The property benefits with a fabulous state of the art fitted kitchen/breakfast/family room. Extensive range of fitted units with granite work surfaces above to incorporate a breakfast bar island, luxury appliances to include WiFi steam / microwave and convection ovens, induction hob with extractor. Sub Zero fridge/freezer, air conditioning, Double opening double glazed doors giving access to rear patio and gardens beyond.

There are stairs to the first floor with under stairs storage cupboard, speakers for sound around system. Doors to sitting room, study and bedroom 5. Underfloor central heating. Wall mounting for TV.

study, ground floor 5th bedroom with En suite plus four good bedrooms, one with En-suite plus family bathroom to the first floor.

The external area offers a double open cart style garaging with extensive further private parking with room to the side for a larger vehicle such as a horse box or motor home. South facing rear garden with extensive paved patio terrace to extend the width of the property extending to L shaped sun terrace. Side pathway with gateway to the frontage. Well screened by mature conifers to the perimeter. External lantern lighting. Side private gardens with extensively planted raised planters, slate shingle and grass area.

The property is service by Control 4 system to include CCTV, sound around system to all principle rooms, alarm, internet and TV.





## **Kitchen/Breakfast Room**

28' x 16'3" (8.53m x 4.95m)

## **Sitting room**

28' x 15' (8.53m x 4.57m)

## **Bedroom 5**

12' x 11'7" (3.66m x 3.53m)

## **En suite shower room**

double shower (double shower)

## **Study**

10'10" x 7'9" (3.30m x 2.36m)

## **En suite cloakroom**

## **First floor**

landing (landing)

## **Master Bedroom**

15'2" x 14'4" (4.62m x 4.37m)

## **En suite shower room**

8'7" x 6'9" (2.62m x 2.06m)

## **Bedroom 2**

16'4" x 9'6" (4.98m x 2.90m)

## **Bedroom 3**

12'3" x 9'7" (3.73m x 2.92m)

## **Bedroom 4**

11'8" x 9'6" (3.56m x 2.90m)

## **Family bathroom**

8'3" x 8'3" (2.51m x 2.51m)

## **Exterior**

Frontage (Frontage)

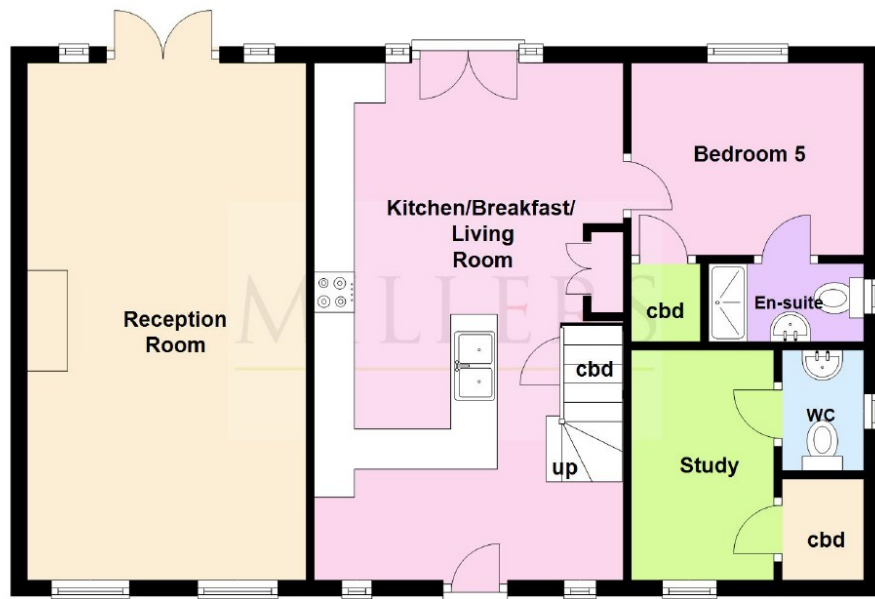
## **Double Garage**

18'3" x 18' (5.56m x 5.49m)

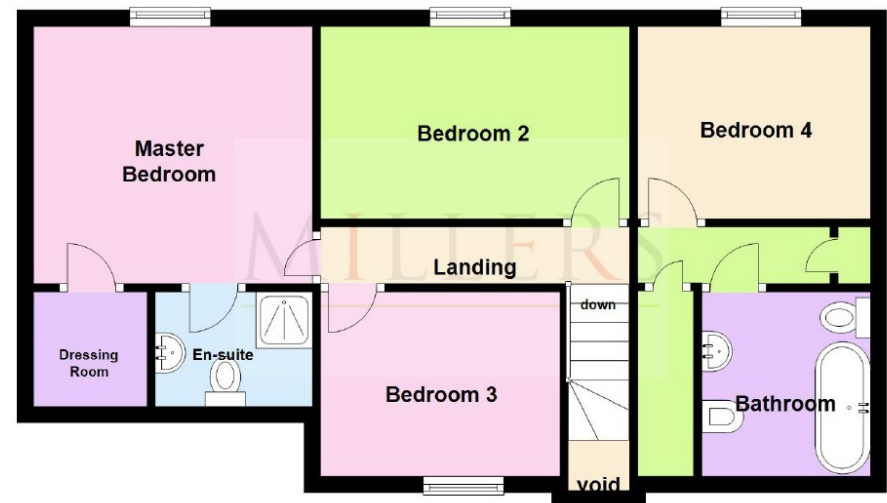
Rear and side gardens



**Ground Floor**



**First Floor**





# EPC for Autumn Cottage, Mill Lane

## Energy Performance Certificate



Autumn Cottage, Mill Lane, Toot Hill, ONGAR, CM5 9SF

Dwelling type: Detached house  
Date of assessment: 10 November 2017  
Date of certificate: 10 November 2017  
Reference number: 8673-7939-5379-8480-7992  
Type of assessment: SAP, new dwelling  
Total floor area: 196 m<sup>2</sup>

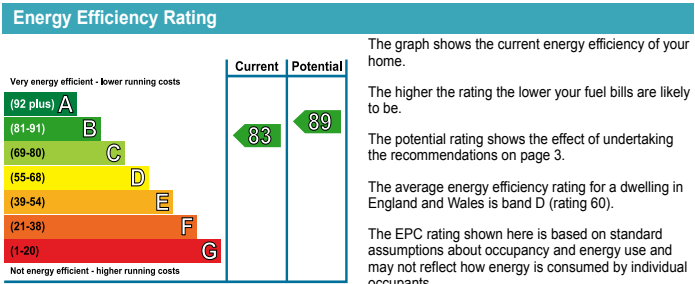
### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,376
Over 3 years you could save	£ 177

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 1,605 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 489 over 3 years	£ 309 over 3 years	
Totals	£ 2,376	£ 2,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 180
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858



MILLERS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FITTING OR ANY SERVICES CONNECTED AND CANNOT VERIFY THAT THEY ARE IN WORKING ORDER, BUYER(S) ARE ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. INTERNAL MEASUREMENTS HAVE A TOLERANCE OF +/-3. PHOTOGRAPHS INCLUDED ON THESE PARTICULARS ARE FOR IDENTIFICATION PURPOSES ONLY AND ITEMS SEEN MAY NOT BE INCLUDED. WIDE ANGLE LENS HAVE BEEN USED.



## Directions

Starting from our Millers Portfolio Homes office: 311 High St, Epping CM16 4BZ. Head northeast on High St/B1393 toward Church Hill  
0.1. Turn right onto Stonards Hill. 0.9. Continue onto Coopersale St. 1.4. Turn left onto Mount Rd. 2.0. Turn left onto Banks Ln. 3.6. Continue onto Epping Rd. 4.6. Continue straight onto School Rd. 4.7. Continue onto Toot Hill Rd. 4.8. Slight left onto Mill Ln. Autumn Cottage will be on the right. 4.9. Arrive: Mill Place, Mill Ln, Toot Hill, Ongar CM5 9SF. Section time: 10 min 55 s, Total time: 10 min 55 s

## Viewing

Strictly by appointment with the office

**01992 560056**

311 High Street, Epping, Essex, CM16 4DA

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