



## Fiddlers Hamlet, Epping, CM16

£1,750,000 In Excess of

Hammond  
& Smith



# Property Description

Guide price £1,750,000 - £2,000,000. An exquisite Grade II listed four bedroom barn conversion with separate annex peacefully tucked away in Fiddlers Hamlet, Epping. A home that enchants from the first moment, this superb property is a true gem.

Blessed with character, charm and a breath-taking setting this stunning home is beautifully arranged over three floors and comes complete with a separate gym, carport and self-contained one bedroom annex, all set on approx. half an acre. Offering serious curb appeal you cannot help but be impressed on arrival. The sweeping gravelled driveway offers plenty of space for visiting guests and the lush green surrounds frame the house beautifully.

Heading inside, a cohesive canvas of oak beams and finishing's flood the house with warmth and interest. The open plan lounge / diner is truly striking with its vaulted ceiling and staircase to the first floor mezzanine and views across the grounds. Imagine family gatherings, from intimate dinners to Christmas parties - a simply perfect setting. The lounge includes a cosy log burner set within an impressive inglenook fireplace. Leading off from the dining room you will find a county kitchen of dreams complete with shaker fitted units and island, butler sink, Aga and separate integrated oven and hob. From the kitchen a stable door leads out to a covered terrace area - the perfect spot for that all important morning coffee and read of the daily paper. Completing the ground floor you will find the WC and plenty of storage to keep coats and clutter at bay.

Heading upstairs you will find three bedrooms and the family bathroom. The master bedroom is a great size with fitted wardrobes and ensuite shower room. Bedroom two includes an upper mezzanine to an office / storage area.



Outside the rear garden provides a beautifully tranquil setting with its sweeping willow, panoramic views and fabulous foliage. From the garden you have access to the summer house, currently used as a gym, and self-contained one bedroom annex. Offering a reception room, kitchen, WC and bedroom with en-suite and dressing area, the annex is the perfect base for parents, older children or visiting guests. It's a real treat!

Offering a slice of peace, Bridge Barn is nestled in the beautiful spot of Fiddlers Hamlet. A rural location blessed with good commuter links and the nearby town of Epping where you will find a great selection of food stores, cafes and eateries. Here you are also just a short walk away from the delightful Merry Fiddlers and Theydon Oak Pubs - the perfect place for a Sunday Lunch. Also in location you will find a good selection of state and private schools, Epping Golf Course and the Epping Underground Central line just a short drive away. A place of wonder and delight you will never want to leave.

## Key Features

- ✓ COUNTRYSIDE VIEWS
- ✓ GRADE II LISTED
- ✓ GATED PROPERTY
- ✓ SECLUDED POSITION
- ✓ DETACHED ANNEXE
- ✓ LANDSCAPED GARDENS
- ✓ AMPLE PARKING WITH DOUBLE CARPORT





# Rooms

## Entrance Hall

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## Lounge Area

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## Dining Area

## Kitchen

17' 5" x 14' 10" (5.32m x 4.52m)

## Wc

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## First Floor

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## Master Bedroom

18' 7" x 14' 10" (5.67m x 4.52m)

## Bedroom Two

11' 3" x 10' 10" (3.43m x 3.31m)

## En-suite

10' 10" x 5' 2" (3.3m x 1.57m)

## Bedroom Three

12' 2" x 10' 4" (3.71m x 3.16m)

## Bathroom

10' 2" x 5' 8" (3.1m x 1.73m)

## Top Floor Office

12' 6" x 10' 11" (3.8m x 3.32m)

## Storage Above Bathroom

18' 1" x 10' 2" (5.5m x 3.1m)

## Annexe

.

## Kitchen

13' 5" x 10' 8" (4.1m x 3.26m)

## Lounge

23' 2" x 10' 8" (7.05m x 3.26m)

7.05 x 3.26 is the max size

## Bedroom

10' 12" x 10' 0" (3.35m x 3.05m)

## Dressing Area

10' 8" x 8' 10" (3.25m x 2.69m)

## Shower Room

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# External Areas

## Garden

## Car Port

2 Parking Spaces

## Off Road

5 Parking Spaces

Space for multiple vehicles















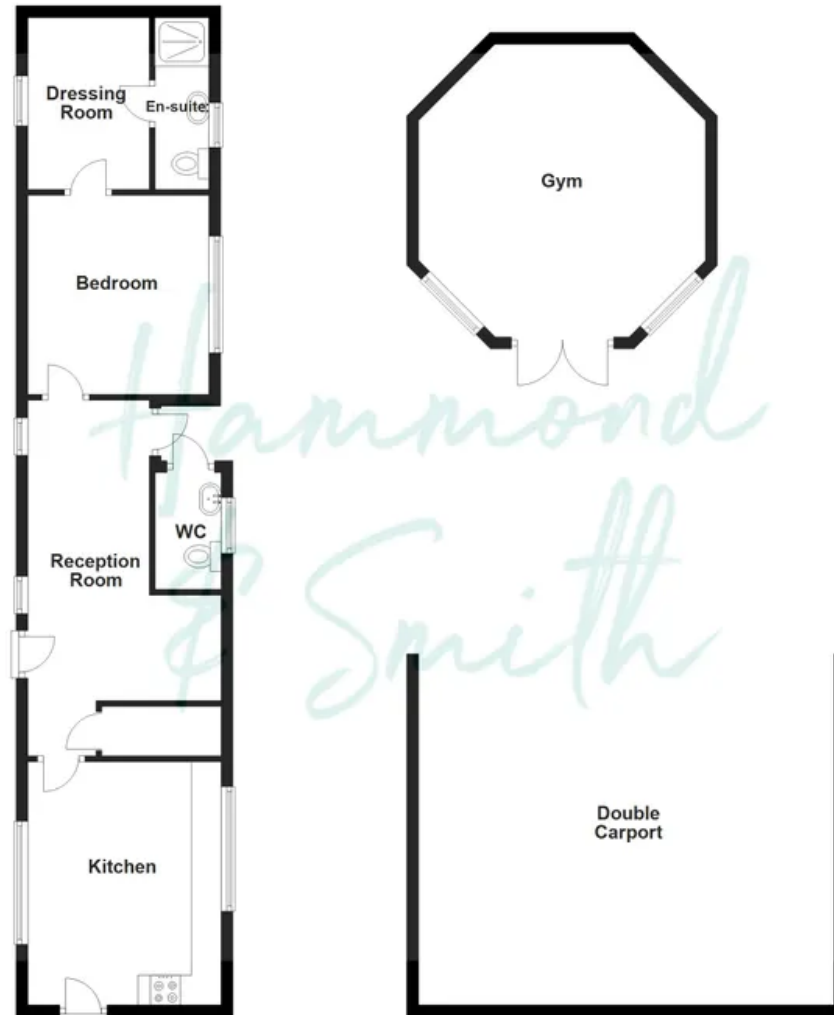


# All



Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
Plan produced using PlanUp.

Ground Floor



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