

Stevenette



Woodgreen Cottage,
Upshire, Essex, EN9 3SD

£1,075,000

PROPERTY FEATURES

- Detached Family Home
- Semi-Rural Position
- Approx 1/3rd Acre
- Ample Parking
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

Standing in a conservation area, at the front of a roughly 1/3rd acre garden site at the foot of rolling countryside and adjacent to woodland, this detached period house offers superb family accommodation. The property has been sympathetically extended to offer nearly 2400sq.ft. of 5-bedroom accommodation including 3 reception rooms and a 27' day kitchen with bi-fold doors straight onto the garden.

Woodgreen cottage is positioned to the South of Upshire village and approximately 2 miles to the East of Waltham Abbey meaning it is highly conveniently placed for access to Epping (approx. 4.5 miles), Loughton (approx. 3.5 miles) and the M25 (0.8 miles).

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

10' 6" into bay x 10' 4" (3.2m x 3.15m)

SITTING ROOM

13' 11" into bay x 10' 4" (4.24m x 3.15m)

DAY & DINING KITCHEN

27' 5" x 13' 8" min (8.36m x 4.17m)

LIVING ROOM

14' 9" x 14' 5" (4.5m x 4.39m)

Measured into the bay.



STUDY / PLAYROOM

15' 0" x 9' 5" (4.57m x 2.87m)

UTILITY ROOM

9' 6" x 8' 2" (2.9m x 2.49m)

WC

FIRST FLOOR

LARGE LANDING

BEDROOM 1

16' 9" x 14' 5" (5.11m x 4.39m)

EN-SUITE BATH, SHOWER & WC

14' 5" max x 9' 4" (4.39m x 2.84m)

BEDROOM 2

12' 7" x 9' 5" (3.84m x 2.87m)

EN-SUITE WC

BEDROOM 3

11' 2" x 10' 4" (3.4m x 3.15m)

BEDROOM 4

11' 2" x 10' 4" (3.4m x 3.15m)

BEDROOM 5

10' 2" x 8' 2" (3.1m x 2.49m)

FAMILY BATHROOM

10' 8" x 9' 4" (3.25m x 2.84m)

EXTERIOR

The house stands towards the front of its large plot and has ample block-set parking. The gardens are arranged as tiered lawn with two areas of paved terrace - one immediately adjacent to the bi-fold doors of the kitchen/day Room and one at the far end of the garden which benefits from far-reaching views over woodland and countryside.





SERVICES

All mains services are understood to be connected. No services or installations have been tested.

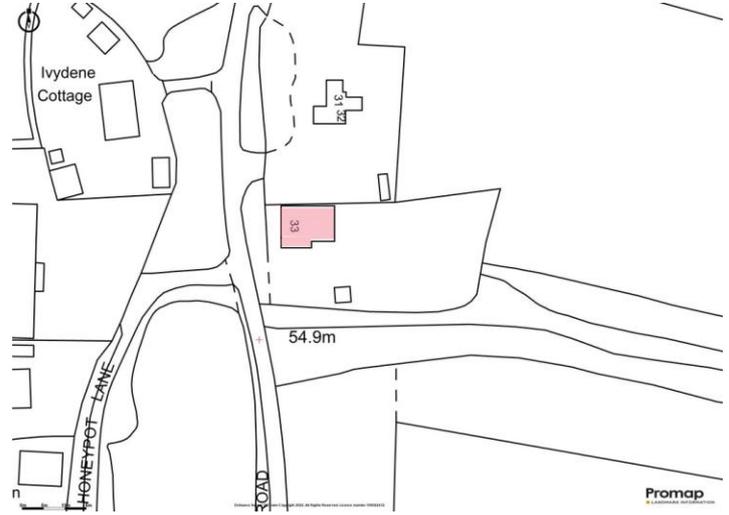
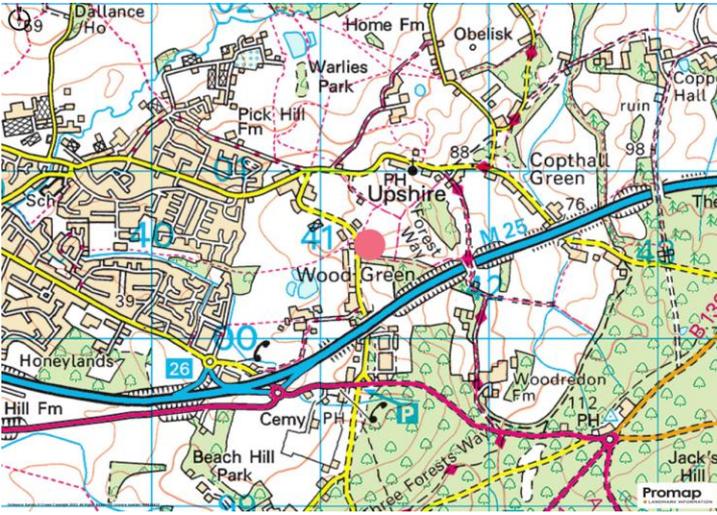
TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

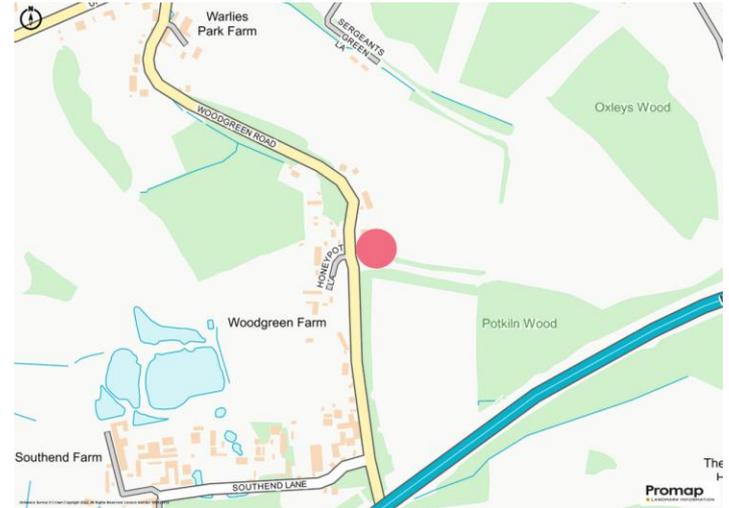
COUNCIL TAX

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

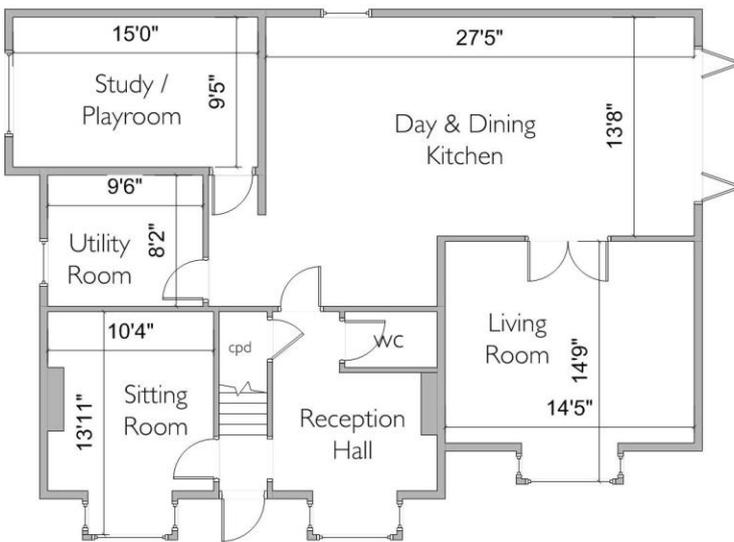




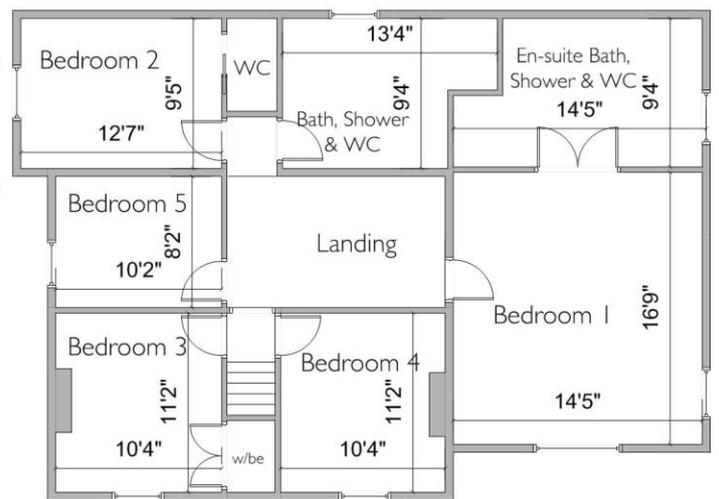
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Gross Internal Floor Area:
Approximately 2386 sq.ft. / 222 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

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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 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