

Stevenette



Coopersale Street, Epping, Essex, CM16 7QJ

Offers in the region of £2,350,000

- Period Home
- 7 Stables
- 1 mile from Epping High Street
- Further Outbuildings
- Wonderful Period Character
- 1.2 Acre site
- Well-Maintained
- Gas Central Heating
- Some Secondary Glazing

A quintessential English country house and stables standing in 1.2 acres of grounds just outside Epping from where the City and West End can be reached in approximately 45 minutes via the Central Line. This grade-II listed property is understood to date back to the early 1400s and offers extremely characterful and spacious 5 or 6 bedroom accommodation extending to almost 4400 sq.ft. with a range of linked and detached stables and outbuildings extending to over 2000 sq.ft. Whilst retaining a wealth of features including exposed beams, inglenooks and other fireplaces, the layout should prove, with some general cosmetic updating, to cater well for the family needs in the 21st century with 4 large reception rooms as well as ancillary spaces including a utility and tack room. Coopersale Lodge stands towards the north-eastern edge of its private and enclosed site which is laid predominantly to lawn with an outdoor swimming pool and ample driveway parking.

GROUND FLOOR

HALL

Two cloak cupboards.

DRAWING ROOM

19' 8" max x 18' 8" max (5.99m x 5.69m)

Open to:

LIBRARY

10' 10" x 7' 3" (3.3m x 2.21m)

INNER LOBBY

WC

SITTING ROOM

19' 7" max x 16' 4" (5.97m x 4.98m)

Measured into the large bay with views over the gardens.

STAIRCASE HALL

DINING ROOM

17' 7" x 13' 6" (5.36m x 4.11m)

BREAKFAST ROOM

17' 8" x 12' 10" (5.38m x 3.91m)

Open to:



KITCHEN

16' 5" max x 13' 1" (5m x 3.99m)

UTILITY ROOM

9' 9" x 9' 4" (2.97m x 2.84m)

POTTING ROOM

19' 1" x 10' 0" (5.82m x 3.05m)

TACK ROOM

22' 8" x 8' 2" (6.91m x 2.49m)

FIRST FLOOR

LANDING

BEDROOM 1

21' 6" x 13' 0" (6.55m x 3.96m)

EN-SUITE BATHROOM & WC

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

DRESSING ROOM / POTENTIAL BEDROOM 6

16' 4" x 10' 7" (4.98m x 3.23m)

BEDROOM 2

18' 3" x 13' 3" (5.56m x 4.04m)

BEDROOM 3

18' 4" x 13' 0" (5.59m x 3.96m)

BEDROOM 4

15' 0" x 10' 8" (4.57m x 3.25m)

BATHROOM & WC

9' 7" x 6' 11" (2.92m x 2.11m)

BATHROOM 2

13' 1" x 3' 5" (3.99m x 1.04m)

LINEN STORE

9' 4" x 4' 5" (2.84m x 1.35m)

SECOND FLOOR

ATTIC ROOM / BEDROOM 5

26' 4" x 8' 7" avg (8.03m x 2.62m)

Sloping ceilings. Measurements taken at approx. 1.5m head-height.

GARDENS & GROUNDS

The house is approached from the highway over a gated and gravelled driveway that branches towards the garage and outbuildings as well as leading to the rear of the house to the courtyard area in front of the stables.

The gardens are predominantly laid to lawn with established trees, shrubs, orchard and ornamental paved terrace.





STABLES 1-3

33' 0" x 12' 9" (10.06m x 3.89m)

Attached to the main house by the Potting Room is a period-built stable block of 6 boxes with many fittings and features including feeders, partitions, a cobbled floor and roof-top clock and weather vane.

STABLE 4 / STORE

12' 0" x 9' 6" (3.66m x 2.9m)

STABLE 5

11' 2" x 9' 3" (3.4m x 2.82m)

STABLE 6

11' 3" x 11' 1" (3.43m x 3.38m)

STORES

A further range of useful timber/coal stores comprises:

STORE 1

14' 0" x 5' 10" (4.27m x 1.78m)

STORE 2

6' 6" x 5' 10" (1.98m x 1.78m)

STORE 3

6' 4" x 4' 2" (1.93m x 1.27m)

OUTBUILDING

Complementing the driveway parking is a timber-built range of stables and stores comprising:

OUTBUILDING 1

20' 4" x 14' 4" max (6.2m x 4.37m)

OUTBUILDING 2

13' 7" x 13' 6" (4.14m x 4.11m)

OUTBUILDING 3

13' 6" x 11' 3" (4.11m x 3.43m)

STABLE 7

12' 6" x 9' 7" (3.81m x 2.92m)

STABLE 8

12' 6" x 9' 8" (3.81m x 2.95m)

DETACHED GARAGE & POOL PLANT ROOM

19' 8" x 11' 4" (5.99m x 3.45m)

SERVICES

Mains gas, water, drainage and electricity services are understood to be connected. No services or installations have been independently tested.

TENURE

The property is Freehold with vacant possession upon completion.

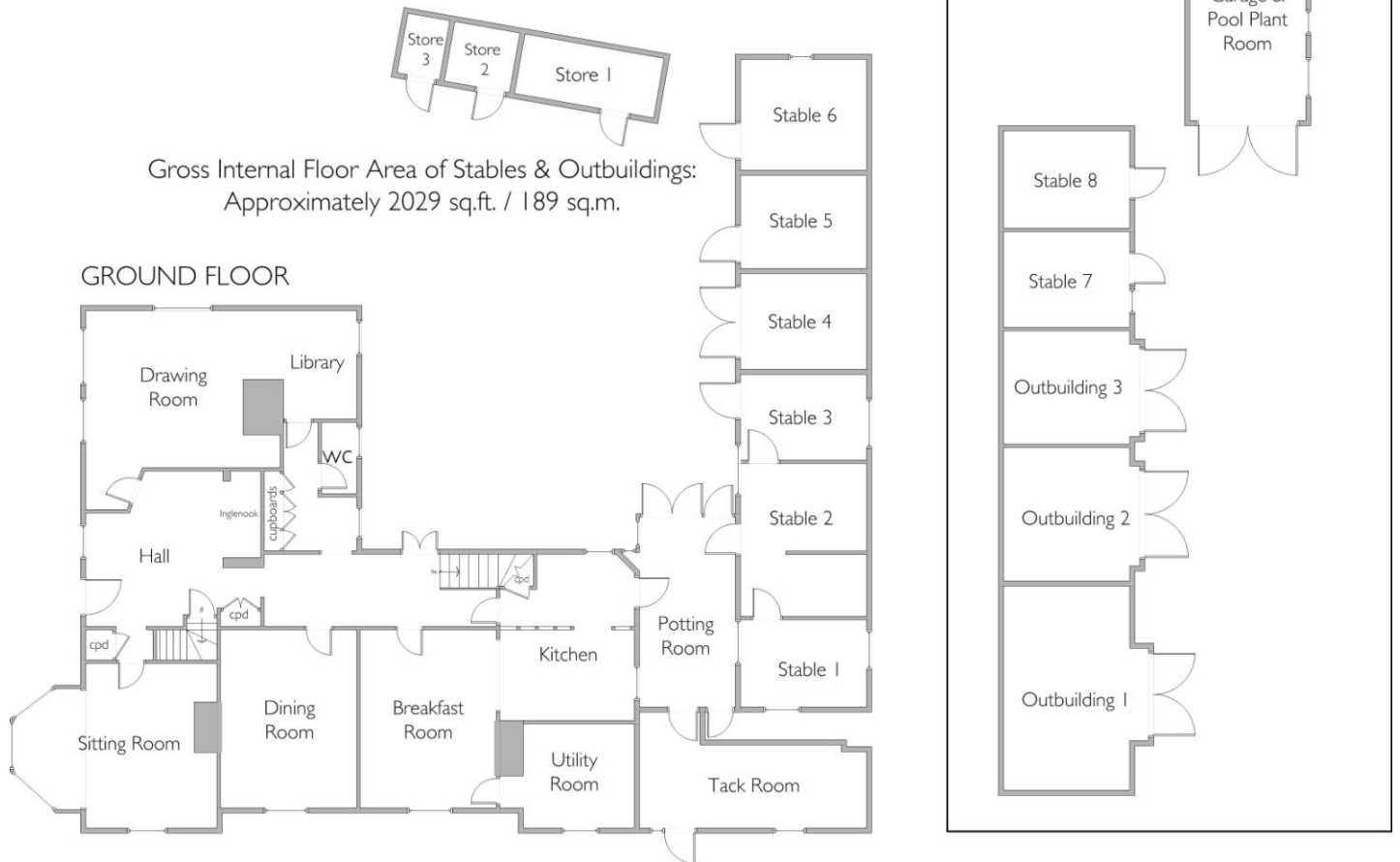
COUNCIL TAX

Epping Forest District Council – Band H.

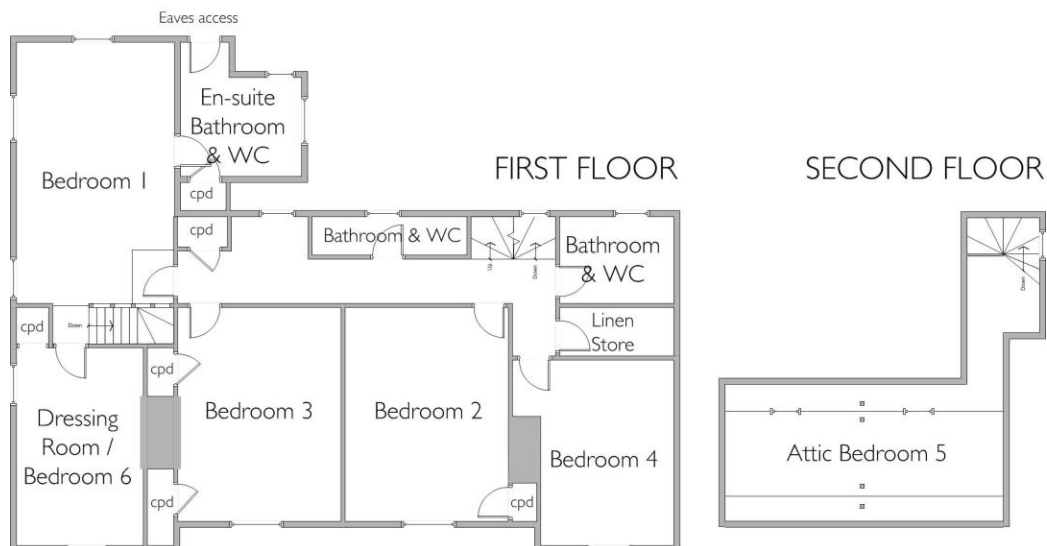


Gross Internal Floor Area of Ground Floor: Approximately 2525 sq.ft. / 235 sq.m.

Gross Internal Floor Area of Stables & Outbuildings:
Approximately 2029 sq.ft. / 189 sq.m.



Gross Internal Floor Area of First and Second Floors (using measurements taken at approx 1.5m head-height in areas with sloping ceilings):
Approximately 1868 sq.ft. / 174sq.m.



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 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