



**Bowlands Meadow Theydon Road  
Theydon Bois**

**MEACOCK & JONES**



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An outstanding 11,744 square foot contemporary style family home set in 3 acre extensive secluded grounds with home gymnasium, 20 metre indoor swimming pool complex, stunning views and ancillary accommodation.

**Offers in the region of £4,000,000**





## DESCRIPTION

A most appealing 11,744 square foot home built in the early 1900's which has been extensively re-modelled by the current owners to provide a more contemporary style home ready for 21st century family living. The home is set in 3 acre extensive secluded grounds with home gymnasium, 20 metre indoor swimming pool complex, stunning views and separate ancillary accommodation. The property benefits from 4kw solar panels and 22kw electric vehicle wall charger. Bowlands Meadow has been beautifully decorated and designed with a semi open plan flow of rooms together with individual living spaces that provide both formal and informal areas, depending on the occasion. This beautiful home offers the highest quality of finish with an opulent interior concept that has been crafted with an exacting attention to detail. The property is approached through tall electronic timber gates that provide screening from the road. The meticulously landscaped surrounding gardens and high walling add to the utmost of privacy throughout. Upon entering this impressive home there is a wonderful reception hall providing an immediate impression of space. The light open spaces connect seamlessly to enable a real flow on both levels and a contemporary staircase links these effortlessly.

The luxurious main reception room provides an elegant room for formal entertaining. Another notable feature of the property is the beautiful kitchen/family area with tall 6 metre wide glass doors providing panoramic views and access to the formal gardens and a wonderfully light and bright space which is perfect for modern family living. The billiard room and entertainment room offer an excellent setting for parties and the study is of an ideal size for those working from home. On the first floor there are five exquisite bedroom suites all of which are excellent sizes. The finest quality materials and fittings highlight the architectural elegance and quality of this home.

Outside, the terrace continues seamlessly from the kitchen/family room. The landscaped gardens and further grounds are a particular feature of this property having been much improved and meticulously maintained by the current owners. The driveway extends through neatly tended lawns with specimen trees and shrubs to the main forecourt and turning area then continues beyond the house to garages for up to 6 cars and further extensive parking space. The formal grounds fall away from the property and the terrace is perfect for garden parties or relaxed family leisure. In total the grounds measures approximately 3 acres, subject to land survey.

An adjacent leisure complex provides a 20 metre swimming pool area complemented with a sauna, changing area and shower room with separate wc. In addition to the indoor swimming pool complex, there is a home gym/entertainment room which can be found adjacent to the garages with adjacent workshop.

There is separate self contained annexe accommodation which provides two double bedrooms and bathrooms in addition to a well appointed kitchen with adjacent large lounge diner with full height vaulted ceilings.

## LOCATION

Bowlands Meadow occupies a fabulous position adjoining Epping Forest on the northern fringe of Theydon Bois. The property takes full advantage of its rural setting and the excellent nearby road and rail links.

Junction 5 of the M11 lies to the south-east, providing access to London City Airport (14 miles), Canary Wharf (16 miles) and the City of London (16 miles). The M25 gives access to all areas of the Home Counties and the major motorway network, with the M11 serving London Stansted Airport 21 miles to the north.

For those who prefer to commute by the London Underground network, a Central Line station can be found in the village and Epping Station is easily reached by car or on foot.

There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's at secondary level. A little further afield boarding is available at Brentwood School, Felsted and Bishop's Stortford College.

The house enjoys panoramic views over miles of undulating open countryside with 6,000 acres of Epping Forest to the west.

## RECEPTION HALL

**ENTERTAINMENT ROOM 24'11 x 15'11 (7.59m x 4.85m)**

**STUDY 15'11 x 7'8 (4.85m x 2.34m)**

**BILLIARD ROOM 18'9 x 15'11 (5.72m x 4.85m)**

**KITCHEN 18'11 x 16'9 (5.77m x 5.11m)**

**FAMILY/DINING ROOM 24'9 x 20'9 (7.54m x 6.32m)**

**FORMAL LIVING ROOM 27'6 x 25'6 (8.38m x 7.77m)**

**SITING ROOM 17' x 14'4 (5.18m x 4.37m)**

**UTILITY ROOM 16'10 x 8'9 (5.13m x 2.67m)**

**WC**

**LANDING**

**MASTER BEDROOM 25' 2 x 21'4 (7.62m 0.61m x 6.50m)**

**DRESSING ROOM 15'2 x 12'10 (4.62m x 3.91m)**

**EN-SUITE SHOWER ROOM 16' x 8'4 (4.88m x 2.54m)**

**BEDROOM TWO 22'9 x 20'6 (6.93m x 6.25m)**

**EN-SUITE 14'6 x 7'5 (4.42m x 2.26m)**

**BEDROOM THREE 18'6 x 16' (5.64m x 4.88m)**  
Plus sitting area 14' x 7'5

**EN-SUITE 11' x 8'9 (3.35m x 2.67m)**

**BEDROOM FOUR 20'5 x 18'4 (6.22m x 5.59m)**

**DRESSING ROOM 10'11 x 10'7 (3.33m x 3.23m)**

**EN-SUITE 10'10 x 5'9 (3.30m x 1.75m)**

**BEDROOM FIVE 17'4 x 14'3 (5.28m x 4.34m)**

**BATHROOM 9'1 x 6'10 (2.77m x 2.08m)**

**ANNEXE**

**FORMAL RECEPTION ROOM 28' x 19'11 (8.53m x 6.07m)**

**KITCHEN 15' x 7'10 (4.57m x 2.39m)**

**MASTER BEDROOM 14'9 x 13'2 (4.50m x 4.01m)**

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO 18' x 14'10 (5.49m x 4.52m)**

**BATHROOM**

**LEISURE COMPLEX 82'7 x 29'1 (25.17m x 8.86m)**

**CHANGING ROOM 8' x 5'9 (2.44m x 1.75m)**

**SAUNA**

**SHOWER/WC**

**GARAGE ONE 47'4 x 20'1 (14.43m x 6.12m)**

**DOUBLE GARAGE/GYM/ENTERTAINMENT 25'6 x 19'4 (7.77m x 5.89m)**

**GYM/ENTERTAINMENT ROOM 21'8 x 19'2 (6.60m x 5.84m)**

**SQUARE FOOTAGE**  
11,358 Square Feet

**ACREAGE**  
3 Acres (STLS)















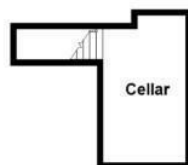
APPROX INTERNAL FLOOR AREA  
561 SQ M 6038 SQ FT  
EXCLUDING BASEMENT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

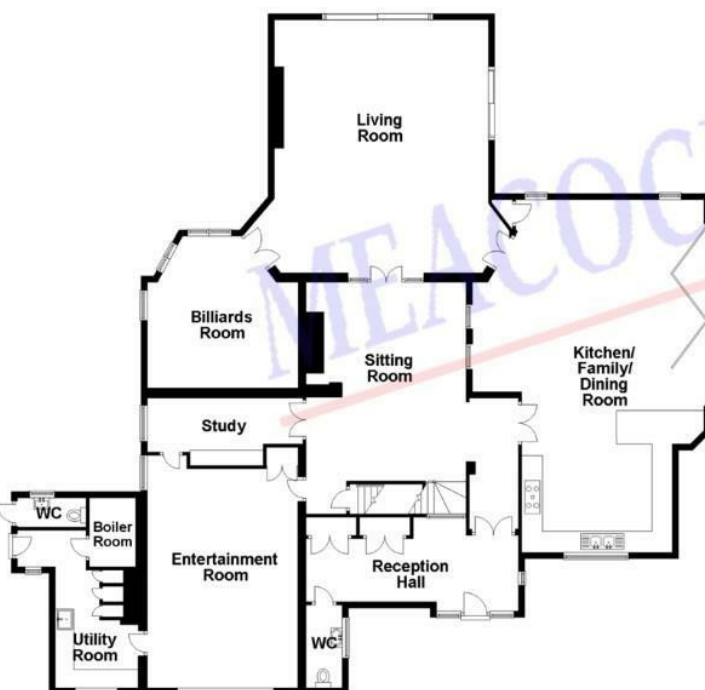
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Basement



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	79	84
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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