



Duck Lane, Thornwood Common

Price Guide £740,000

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**MILLERS**  
ESTATE AGENTS

**\*DETACHED COTTAGE \* PRETTY FAMILY HOME \*  
VILLAGE LOCATION \* APPROX 2,290 SQ FT VOLUME  
\* POTENTIAL FOR DETACHED ANNEX (STP) \***

A charming Grade II listed, detached cottage with gated parking and double garage. Located in the quiet village of Thornwood within walking distance of arable farmland and open countryside. The character accommodation dates approximately 500 years in parts & boasts a wealth of period and charming features.

This impressive residence has access via the country kitchen which leads to a separate breakfast room. There is a combined living room and dining room with a wealth of exposed beams, inglenook fireplace and formal front door. The breakfast room leads to a separate day room with doors leading onto an cosy terrace courtyard. The ground floor also benefits with a shower room, guest cloakroom and stairs leading to the upper level. The first floor has a landing leading to a master bedroom with an En-suite jacuzzi bathroom. There are two further bedrooms with bedroom two having a range of fitted wardrobes. The plot enjoys a detached double garage with a first floor home office or studio room with an adjoining toilet. This remarkable property enjoys a manageable plot which has a lawned side garden, side vegetable garden and gated parking for two or three vehicles and an enclosed private courtyard for entertaining.

Thornwood is a small village located within a mile from Epping Town. It has access to an abundance of open countryside, forest land, farmland and close proximity to the M11 at Hastingwood and the A414 for Chelmsford. There are two petrol filling station, both offering shopping facilities although one has an extensive range of food items and general groceries. The larger town of Epping offers a busy High Street offering a variety of shops, restaurants, cafes, bars and supermarkets. Epping also benefits with a central line station serving London.





## GROUND FLOOR

### Kitchen

10'4" x 11'3" (3.15m x 3.43m)

### Breakfast Room

13'6" x 8'1" (4.11m x 2.46m)

### Living Room

24'9" x 15'2" (7.54m x 4.62m)

### Shower Room

9'1" x 8'2" (2.77m x 2.49m)

### Day Room

13'8" x 12'7" (4.17m x 3.84m)

## FIRST FLOOR

### Cloakroom WC

2'10" x 3'1" (0.86m x 0.94m)

### Bedroom One

13'8" x 13'7" (4.17m x 4.14m)

### En-Suite Bathroom

13'8" x 7'6" (4.17m x 2.29m)

### Bedroom Two

15'3" x 14'3" (4.65m x 4.34m)

### Bedroom Three

9'9" x 9'6" (2.97m x 2.90m)

## EXTERNAL AREA

### Double Garage

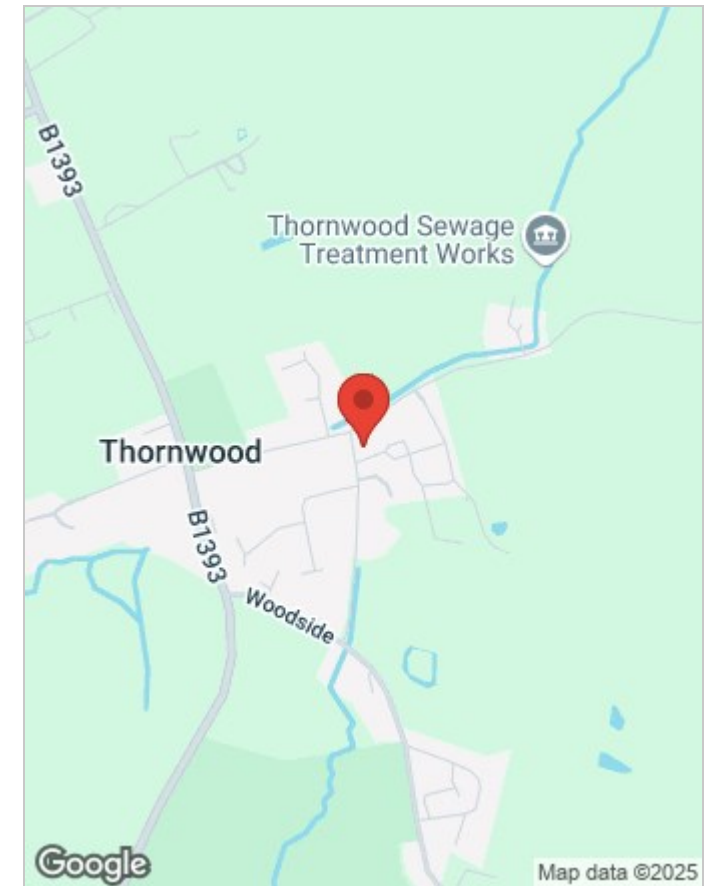
19'4" x 19'7" (5.89m x 5.97m)

### Studio Room

13'0" x 9'2" (3.96m x 2.79m)

### Cloakroom WC

3'2" x 6'1" (0.97m x 1.85m)



## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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