



**Fernhall Lane, Upshire**

**O.I.E.O £1,500,000**



**MILLERS**  
ESTATE AGENTS



\* OUTSTANDING HOME \* BEAUTIFULLY PRESENTED  
 \* INDOOR SWIMMING POOL \* FIVE RECEPTIONS \*  
 FOUR BEDROOMS \* APPROX: 4,450 SQ FT \* 1.41  
 ACRES \* STUNNING LOCATION \*

We are delighted to offer this stunning detached country residence, offering an impressive 4,449 sq. ft. of approximate detached living space. The property provides a tremendous sense of privacy and a real sense of rural life; yet is situated within striking distance of the stations at Epping, Theydon Bois and Loughton. The village of Upshire is positioned on the borders of the historic market town of Epping and parts of Epping Forest and High Beech.

The versatile accommodation is finished to an impressive standard and is arranged over two floors. There are four individual bedrooms, five receptions, a swimming complex and games room large enough for a snooker table. A stunning reception hall leads to the living room, the snug and conservatory. A dining room leads to the kitchen breakfast room finished with granite worktops with a separate island and built in appliances. The swimming complex comprises of a stunning pool area with doors overlooking the gardens, a pump room, sauna, separate shower room and a WC. There is also a large office for home working. The first floor offers a large landing leading to four generous bedrooms including the master with an En-suite bathroom and built in wardrobes. Bedroom two has built in wardrobes. A dressing room leads to bedroom three. There is a family three-piece bathroom.

Situated in a stunning rural setting of arable farmlands and open countryside. Enjoying a beautiful plot of approx. 1.41 acres. The enclosed grounds combine privacy with a spacious feel, carriage driveway which leads to the property which offers garaging and ample parking on the gravelled driveway. The gardens comprise predominantly with lawn areas and has extensive bushes and mature shrubs which provide quiet and private sitting areas. AN INTERNAL VIEWING OF THIS PROPERTY IS ESSENTIAL.







## GROUND FLOOR

### Porch

7'10" x 2'8" (2.39m x 0.81m)

### Cloakroom WC

5'4" x 3'7" (1.63m x 1.09m)

### Living Room

17'10" x 14'0" (5.44m x 4.27m)

### Snug

16'4" x 8'0" (4.98m x 2.44m)

### Conservatory

15'7" x 14'1" (4.75m x 4.29m)

### Dining Room

16'2" x 16'5" (4.93m x 5.00m)

### Kitchen Breakfast Room

17'9" x 11'9" (5.40m x 3.59m)

### Utility Room

7'9" x 11'2" (2.37m x 3.40m)

### Garage

16'8" x 9'4" (5.08m x 2.84m)

### Games Room

19'10" x 15'9" (6.04m x 4.79m)

### Indoor Swimming Pool

34'4" x 27'3" (10.46m x 8.31m)

### Sauna

6'7" x 4'10" (2.01m x 1.47m)

### Shower Room

8'7" x 3'9" (2.62m x 1.14m)

### Separate Toilet

5'4" x 4'1" (1.63m x 1.24m)

### Office

22'1" x 9'10" (6.72m x 3.00m)

### Pump Room

8'1" x 4'9" (2.46m x 1.45m)

## FIRST FLOOR

### Bedroom One

11'4" x 23'3" (3.47m x 7.10m)

### En-suite Bathroom

9'4" x 9' (2.84m x 2.74m)

### Bathroom

9'5" x 6'5" (2.87m x 1.96m)

### Bedroom Two

19'9" x 11'11" (6.02m x 3.62m)

### Vaulted Bed Three

13'7" x 13'0" (4.15m x 3.97m)

### Dressing Room

7'8" x 5'9" (2.34m x 1.74m)

### Bedroom Four

11'4" x 11'11" (3.45m x 3.64m)

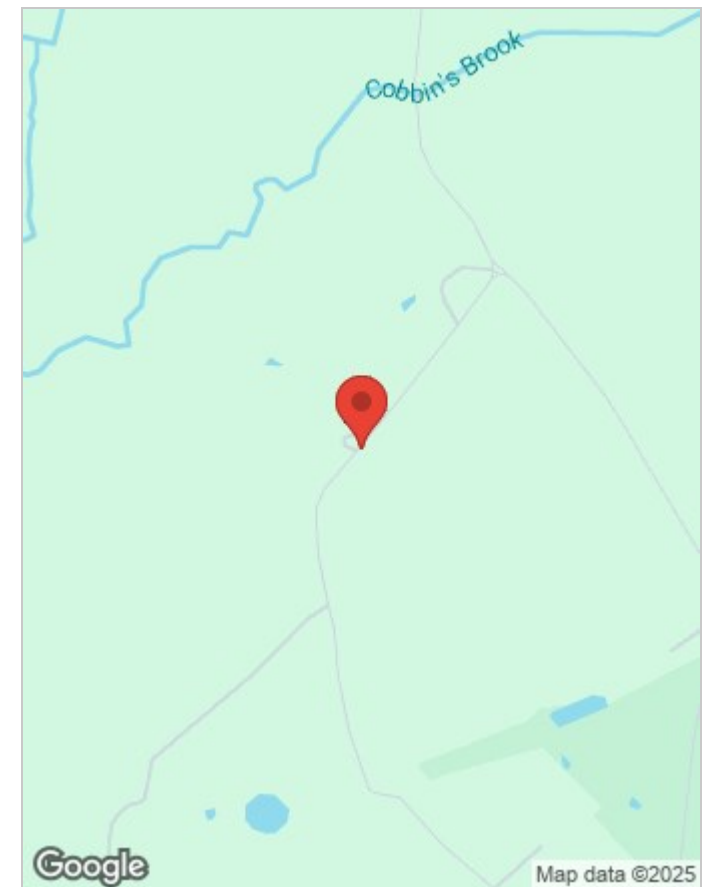
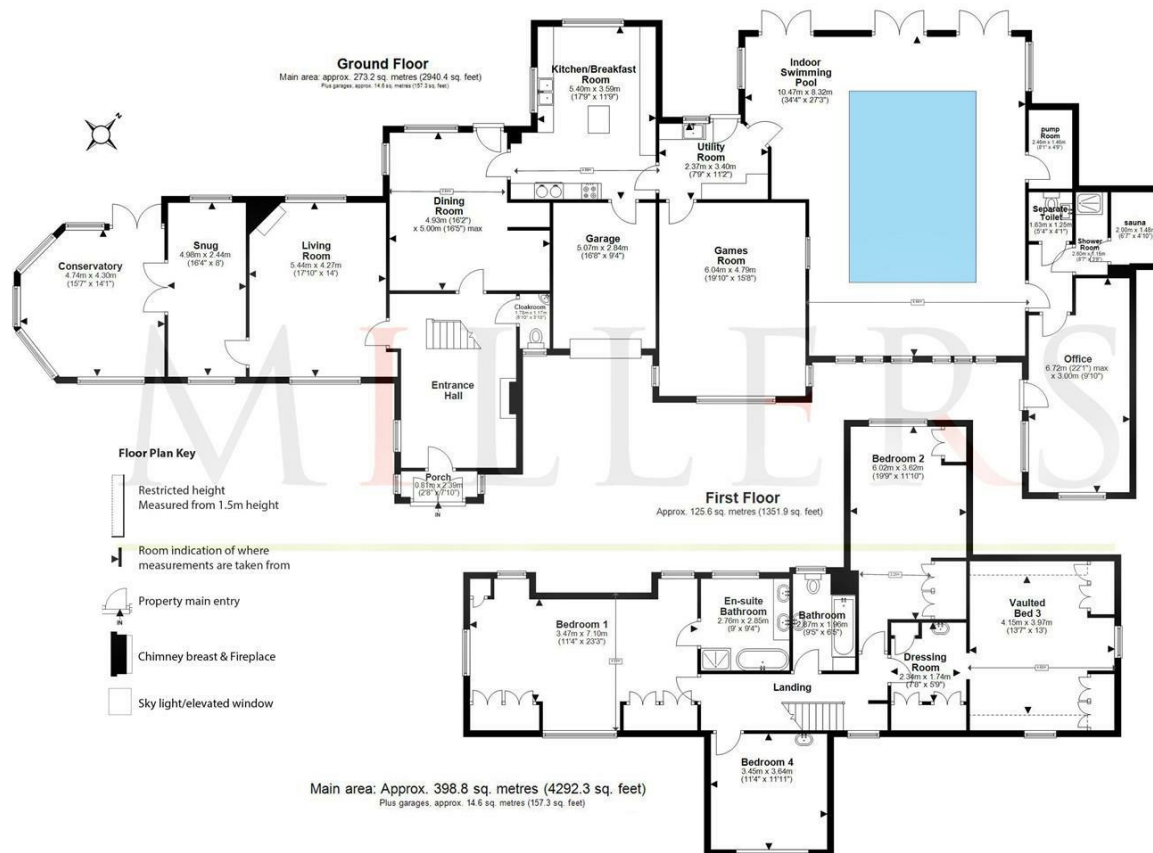
## EXTERNAL AREA

### Garden Plot

316'10" x 196'10" (96.59m x 60')







Total area including garage : approx. 413.4 sq metres (4449.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	