



Black Horse Lane, North Weald
Price Range £950,000 to £1,025,000

 5  3  4  D

MILLERS
ESTATE AGENTS

* PRICE RANGE: £950,000 to £985,000 *
 DETACHED HOUSE * ARCHITECTECTUALLY
 DESIGNED HOME* APPROX 3,040 SQ FT VOLUME *
 FIVE BEDROOMS * FOUR BATHROOMS * THREE
 BATHROOMS * VILLAGE LOCATION * DOUBLE
 GARAGE & PARKING * NO ONWARD CHAIN *

An impressive detached family home offering bespoke and versatile accommodation, architecturally designed to offer a character and spacious feel. This unique property enjoys a secluded position tucked away from the main cul-de-sac and boasts farmland views to the rear. This spacious home was built in the late 80's and provides approximately 3,040 sq ft of accommodation (including the garages).

The accommodation comprises an entrance porch leading to an open entrance hall, guest cloakroom WC and home study room. There is a living room with a feature fireplace, a family room, dining room, kitchen breakfast room and separate utility room. The first floor offers five bedrooms all leading off the galleried landing which has wooden banisters and a snug play area. The vaulted master bedroom has a range of wardrobes, a large dressing room and an en-suite shower room and an en-suite bathroom. The external area provides off street parking and a double garage. The rear garden has three separate areas of use; two obvious spaces for entertaining and a third tucked to the side for the children.

The rear farmland rear views afford a sight line to Stansted Airport (on a clear day) which gives the property a semi-rural feel. Black Horse Lane is a short walk into the heart of North Weald village to the shops, cafes, restaurants, public houses and St Andrews Primary School. North Weald benefits from a local bus service to the larger town of Epping with its Central Line Station serving London. It also has further transport links via the A414 to the M11 interchange at Hastingwood and Chelmsford and Ongar.





GROUND FLOOR

Entrance Porch

6'2" x 5'5" (1.88m x 1.65m)

Cloakroom WC

5'4" x 3'10" (1.63m x 1.17m)

Dining Room

11'1" x 12'10" (3.39m x 3.90m)

Study Room

7'3" x 8'6" (2.22m x 2.59m)

Breakfast Kitchen

11'8" x 20'4" (3.56m x 6.21m)

Utility Room

6'5" x 7'2" (1.96m x 2.18m)

Living Room

18'10" x 21'11" (5.73m x 6.68m)

Family Room

9'4" x 8'4" (2.84m x 2.53m)

FIRST FLOOR

Galleried Landing

Vaulted Bedroom One

15'0" x 16'9" (4.56m x 5.10m)

En-suite Bathroom

9'2" x 8'1" (2.79m x 2.46m)

En-suite Shower Room

8'9" x 3'4" (2.67m x 1.02m)

Dressing Room

18'8" x 8'9" (5.69m x 2.67m)

Bedroom Two

9'5" x 17'9" (2.86m x 5.40m)

En-Suite Bathroom

6'9" x 6'4" (2.06m x 1.93m)

Bedroom Three

11'8" x 12'10" (3.56m x 3.92m)

Bedroom Four

12'4" x 10'4" (3.77m x 3.14m)

Bedroom Five

11'6" x 9'2" (3.51m x 2.79m)

Family Bathroom

9'4" x 8'4" (2.84m x 2.54m)

Snug Area

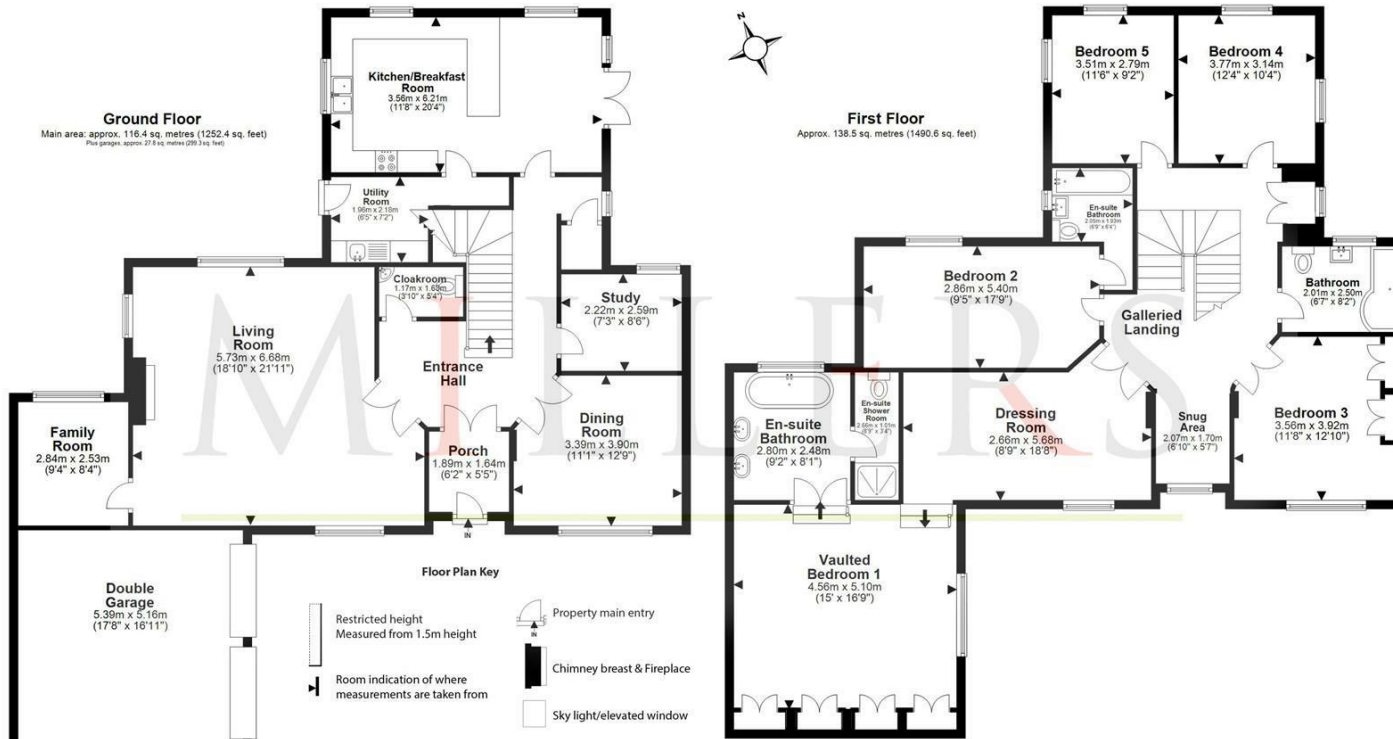
6'9" x 5'7" (2.07m x 1.70m)

EXTERIOR

Double Garage

17'8" x 16'11" (5.38m x 5.16m)

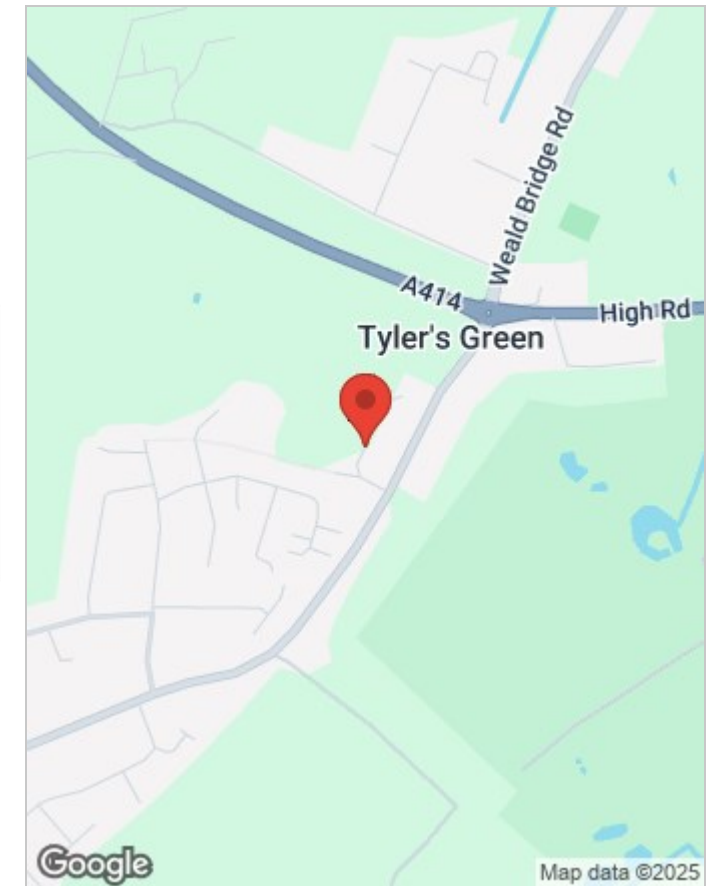




Main area: Approx. 254.8 sq. metres (2743.1 sq. feet)
Plus garages: approx. 27.8 sq. metres (299.3 sq. feet)

TOTAL AREA INCLUDING Garages & Outbuildings 282.6 sq. metres (3042.4 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	