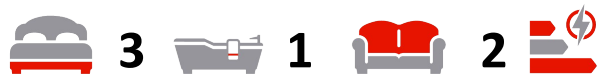




**Berwick Lane, Stanford Rivers**  
**Price Range £775,000 to £800,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £775,000 - £800,000 \* This stunning Grade II listed semi-detached character cottage is a true gem, set within approximately a third of an acre of beautiful gardens & surrounded by open countryside views. The property boasts an impressive shingle parking area for multiple vehicles, along with numerous outbuildings.

Upon entering, you will find the home in excellent decorative order, having been sympathetically refurbished by the current owners. The ground floor features a beautifully fitted kitchen that flows into a charming breakfast area, perfect for casual dining. This space leads to a formal dining room, complete with a delightful fireplace & log burner, creating a warm and inviting atmosphere. Adjacent to the dining room is a cosy lounge, highlighted by a magnificent exposed brick Inglenook log burner, ideal for relaxing evenings.

The ground floor also includes a spacious double bedroom & an impressive bathroom, which boasts a walk-in shower, a roll-top bath, and a feature fireplace, adding a touch of luxury to everyday living. Ascending to the first floor, you will discover two further double bedrooms, both adorned with exposed wood floorboards and charming feature beams, along with screened WCs for added privacy.

The outdoor space is nothing short of a gardener's paradise, featuring a circular koi pond with a soothing waterfall, an oak gazebo seating area perfect for alfresco dining, and two timber workshops equipped with power and light, suitable for hobbies or home offices. Various patio & seating areas are surrounded by well-established trees, shrubs, and flower borders, all framed by stunning open countryside views. A detached timber outbuilding is a great versatile space.

For convenience, the vibrant towns of Epping and Ongar are just a ten-minute drive away, offering a selection of shops, bars, and restaurants, as well as access to Epping Central Line Station. This property truly offers a unique blend of character, comfort, and country.





## GROUND FLOOR

### Kitchen

13'10" x 17'9" (4.22m x 5.41m)

### Breakfast Area

7'11" x 7'4" (2.41m x 2.24m)

### Dining Room

9'7" x 11'0" (2.92m x 3.35m)

### Living Room

15'5" x 9'8" (4.70m x 2.95m)

### Ground Floor Bathroom

9'11" x 11'4" (3.02m x 3.45m)

### Ground Floor Bedroom Three

11'11" x 10'4" (3.63m x 3.14m)

## FIRST FLOOR

### Bedroom One

10'3" x 10'2" (3.13m x 3.10m)

### Bedroom Two

13'3" x 10'5" (4.04m x 3.18m)

## EXTERNAL AREA

### Front Gravel Driveway

### Rear Garden

0'11" / 2'11" of an acre approx (0.30m / 0.91m of an acre approx)

### Entertainment Room

19'2" x 12'1" (5.84m x 3.68m)

### Storage Area

8'8" x 7'1" (2.63m x 2.16m)

### Storage Room

### Salon

12'1" x 7'8" (3.68m x 2.34m)

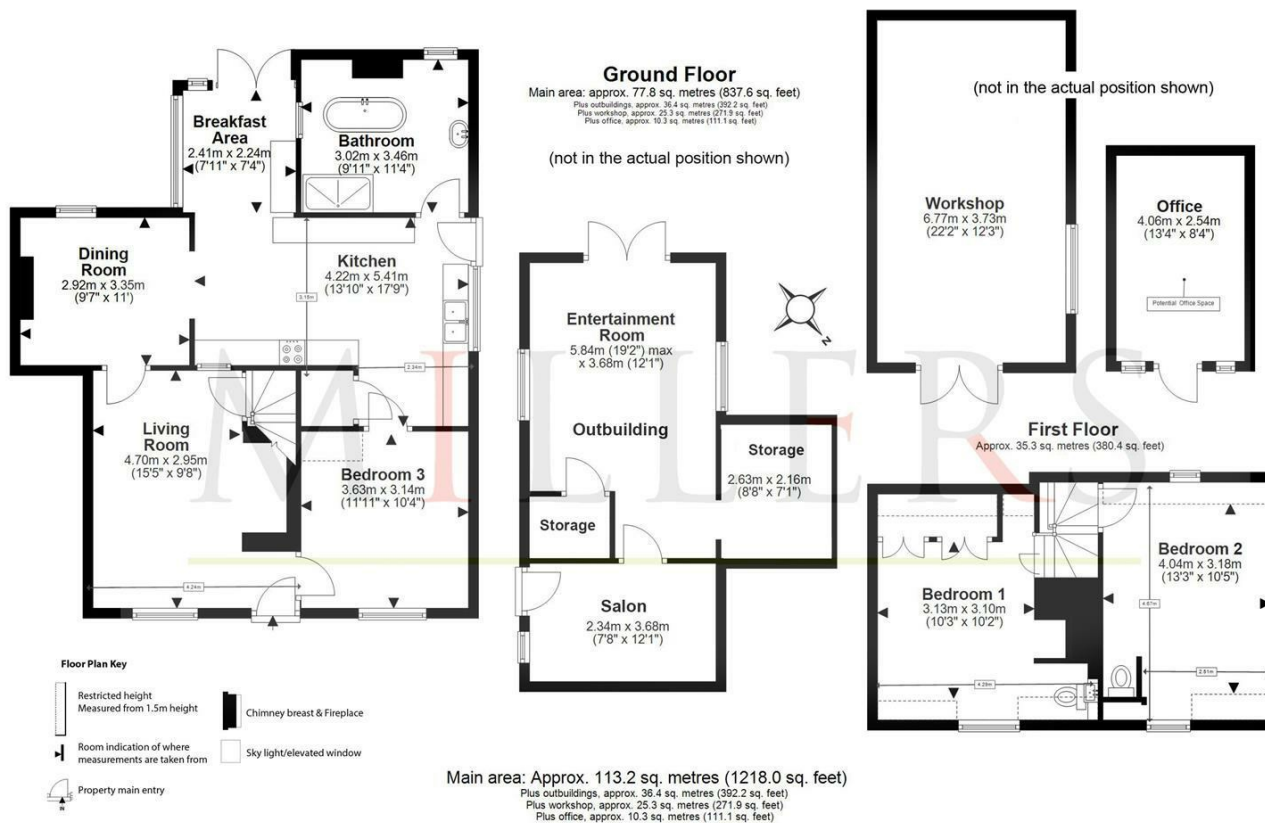
### Workshop

22'2" x 12'3" (6.76m x 3.73m)

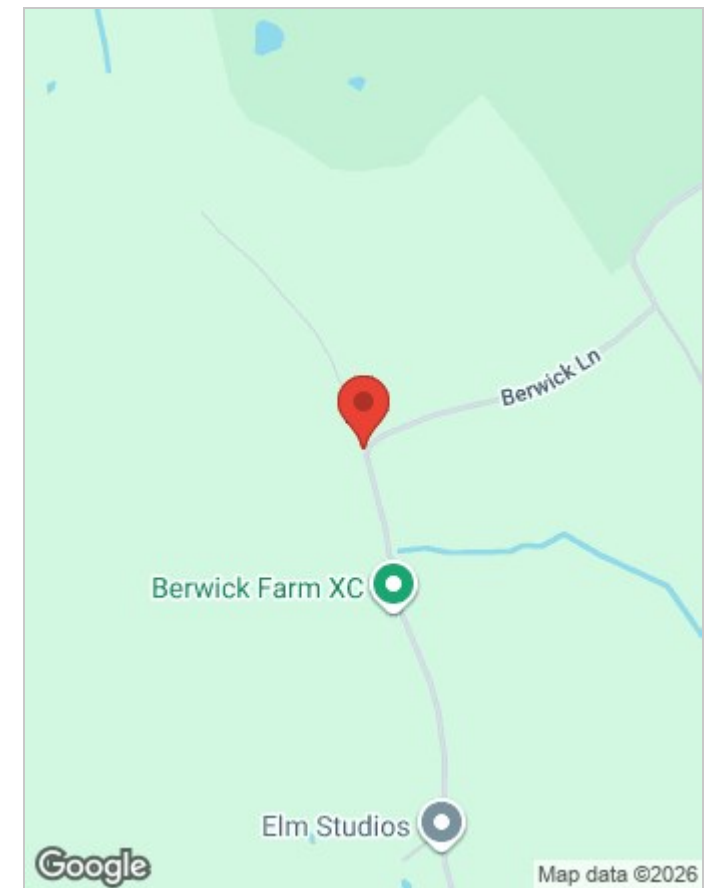
### Office/Storeroom

13'4" x 8'4" (4.06m x 2.54m)





**Total area including All outbuildings: approx. 185.2 sq metres (1993.2 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.

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