



**Coopersale Street, Fiddlers Hamlet, Epping**

**Price Range £950,000 to £1,000,000**

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**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £950,000 - £1,000,000 \*  
DETACHED COACH HOUSE \* BEAUTIFULLY FINISHED  
\* PRIVATE GATED ENTRANCE \* SEMI RURAL  
LOCATION \* 1.3 MILES TO STATION \*

Tucked away in the picturesque Fiddlers Hamlet, this charming period home blends character with comfort. Backing onto open farmland, this gated property offers a sense of seclusion while remaining just a short drive from Epping's vibrant town centre & its convenient station to London. With three inviting reception areas, three well-proportioned bedrooms & a stylish outdoor space perfect for entertaining, this home is designed for both relaxation & lively gatherings.

Step through the front door into a welcoming entrance hallway that flows seamlessly into the living room, setting the tone for the rest of the home. The beautifully appointed kitchen breakfast room features granite worktops, integrated appliances & a matching breakfast peninsula, making it a wonderful space for both everyday meals & special occasions. The adjoining family room, with its vaulted ceiling & bi-folding doors, opens directly onto the gardens, inviting the outdoors in. The ground floor also offers a master bedroom with built-in wardrobes & a sleek shower room.

Upstairs, the landing leads to two generous double bedrooms, each with built-in wardrobes & a stylish family bathroom. The gated entrance provides secure parking for several vehicles on a gravel driveway. Beyond a charming wooden picket fence & gate, the landscaped garden unfolds with a lush lawn, colourful flower & shrub borders & a beautifully crafted solid-wood pergola - an ideal spot to unwind or entertain guests.

Fiddlers Hamlet enjoys a wonderful position close to both Epping & Theydon Bois, where you'll find a wide array of shops, restaurants & welcoming public houses. The renowned Theydon Oak pub House is just a short stroll away, while several golf courses & highly regarded state & private schools are all within easy reach.





## GROUND FLOOR

### Living Room

15'3" x 15'7" (4.66m x 4.74m)

### Kitchen Breakfast Room

13'10" x 12'3" (4.22m x 3.73m)

### Family Room

14'3" x 10'5" (4.35m x 3.18m)

### Bedroom One

11'10" x 10'0" (3.60m x 3.05m)

### Shower Room

6'10" x 8'1" (2.08m x 2.46m)

## FIRST FLOOR

### Bedroom Two

8'0" x 14'1" (2.44m x 4.28m)

### Bathroom

5'8" x 7'3" (1.73m x 2.21m)

### Bedroom Three

8'0" x 10'2" (2.44m x 3.10m)

## EXTERNAL AREA

### Rear Garden

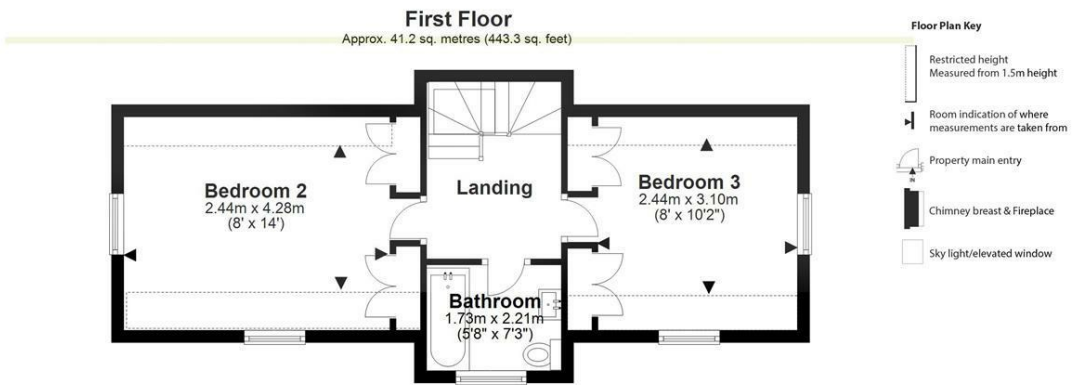
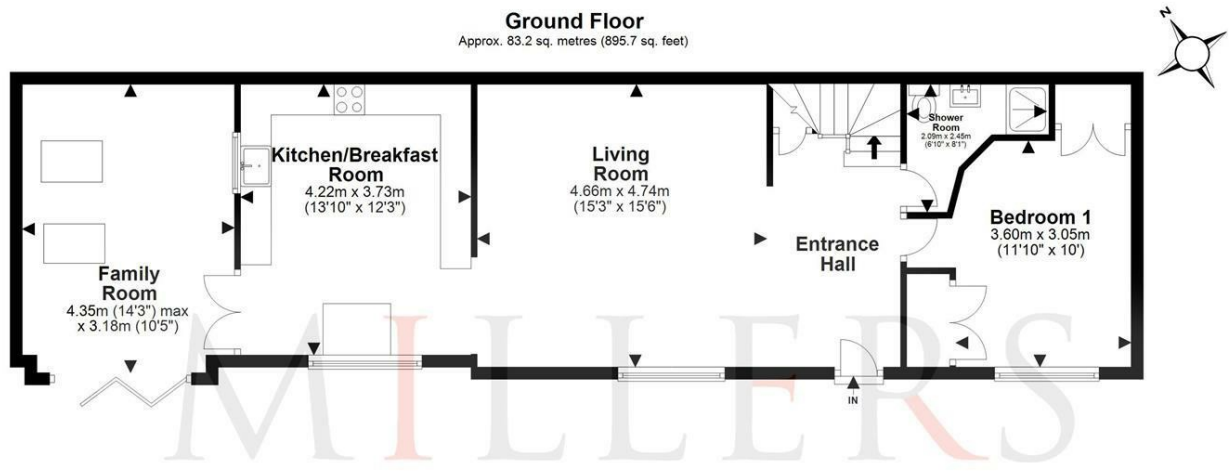
57' x 25' (17.37m x 7.62m)

### Courtyard

14'6" x 14'6" (4.42m x 4.42m)

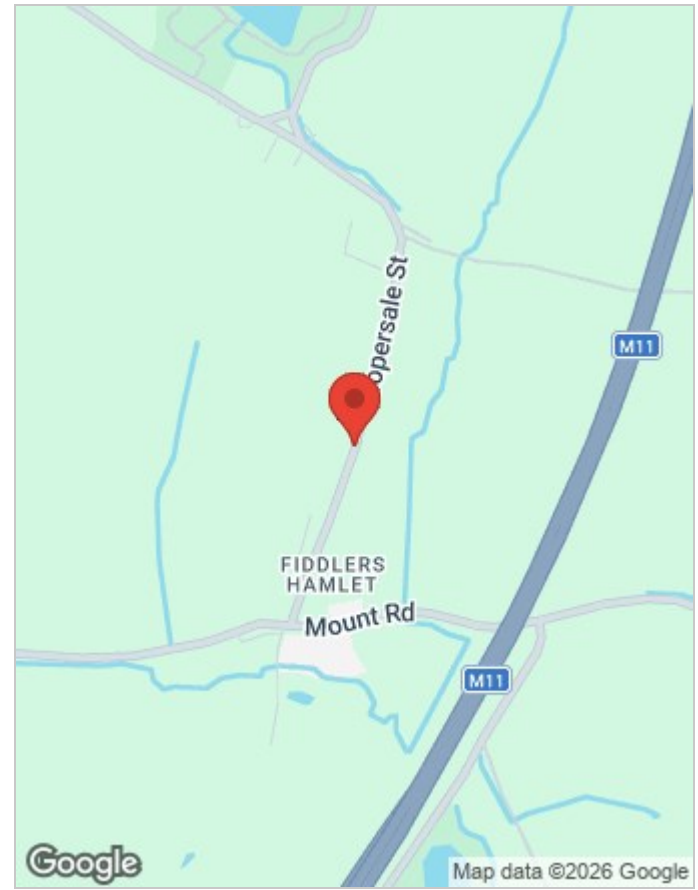
### Driveway (max)

79'11" x 22'0" (24.38m x 6.71m)



Total area: approx. 124.4 sq. metres (1339.0 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  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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

## 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.