



**Coopersale Lane, Theydon Bois**

**Guide Price £3,250,000**



**MILLERS**  
ESTATE AGENTS



This outstanding six-bedroom country residence, built in 2018, offering approximately 4885 Sq Ft of accommodation, is finished to an exceptional standard, combines contemporary luxury with timeless elegance. Nestled on the edge of Theydon Bois village and within easy reach of London, the home enjoys breathtaking views across the Theydon Bois valley. Set within nearly four acres of gated, beautifully landscaped grounds, it offers a rare blend of privacy and sophistication.

A long, tree-lined driveway welcomes you to manicured grounds, complete with a tranquil duck pond, elegant fountain, and sweeping views. Ample parking is available on the gravelled forecourt. The high-ceilinged basement level is thoughtfully designed for both relaxation and entertainment, offering a spacious hallway with bespoke wine storage, a state-of-the-art home cinema, and a fully equipped gym. This level also includes a generous double bedroom with a contemporary en-suite shower room, a guest cloakroom, two utility rooms, and a plant room.

Stepping into the grand entrance hall, you are greeted by a striking glass floor with views down to the basement. The impressive living room, with folding doors, seamlessly connects to the scenic gardens, creating a perfect space for both relaxation and entertaining. The elegant dining room is ideal for family gatherings, while the modern kitchen is equipped with a breakfast bar and top-of-the-line integrated appliances, complemented by bi-folding doors that frame spectacular views. Additional features on this floor include a guest cloakroom and a dedicated home office, perfect for remote work or study. Upstairs, the first floor offers an expansive landing with bi-folding doors overlooking the front garden, and four double bedrooms, each with fitted wardrobes and luxurious en-suite bathrooms. The second floor reveals a further double bedroom with a walk-in wardrobe and a contemporary bathroom.







**Gymnasium**  
18'9" x 13'6" (5.72m x 4.11m)

**Cinema Room**  
15'6" x 14'9" (4.72m x 4.50m)

**Wine Room**  
14'2" x 2" (4.32m x 0.61m)

**Bedroom Six**  
11'11" x 15'9" (3.62m x 4.79m)

**En-suite Shower Room**  
10'10" x 6'5" (3.30m x 1.96m )

**Utility Room**  
10'8" x 15'9" (3.26m x 4.81m)

**Plant Room**  
12'8" x 5'11" (3.86m x 1.80m)

**Living Room**  
30'4" x 14'7" (9.24m x 4.44m)

**Office**  
10'2" x 15'11" (3.10m x 4.85m)

**Kitchen Breakfast Room**  
22'10" x 13'10" (6.96m x 4.22m)

**Dining Room**  
14'5" x 14'3" (4.39m x 4.34m)

**Bedroom One**  
14'2" x 20'10" (4.33m x 6.34m)

**En-suite Shower Room**  
12'9" x 5'10" (3.89m x 1.78m)

**Dressing Room**  
5'9" x 11'7" (1.74m x 3.53m)

**Bedroom Two**  
12'1" x 19'2" (3.69m x 5.83m)

**En-suite Bathroom**  
11'7" x 5'9" (3.53m x 1.75m)

**Bedroom Three**  
11'11" x 15'11" (3.62m x 4.86m)

**En-suite Bathroom**  
5'9" x 8'1" (1.75m x 2.46m)

**Dressing Area**  
3'7" x 7'7" (1.10m x 2.32m)

**Bedroom Four**  
9'7" x 15'1" (2.92m x 4.60m)

**En-suite Shower Room**  
5'9" x 8' (1.75m x 2.44m)

**Dressing Area**  
6'8" x 6'9" (2.02m x 2.06m)

**Bedroom Five**  
7'7" x 20'0" (2.31m x 6.10m)

**Walk-in Wardrobe**  
10'5" x 7'7" (3.18m x 2.31m)

**En-suite Bathroom**  
9'10" x 8'2" (3.00m x 2.49m)



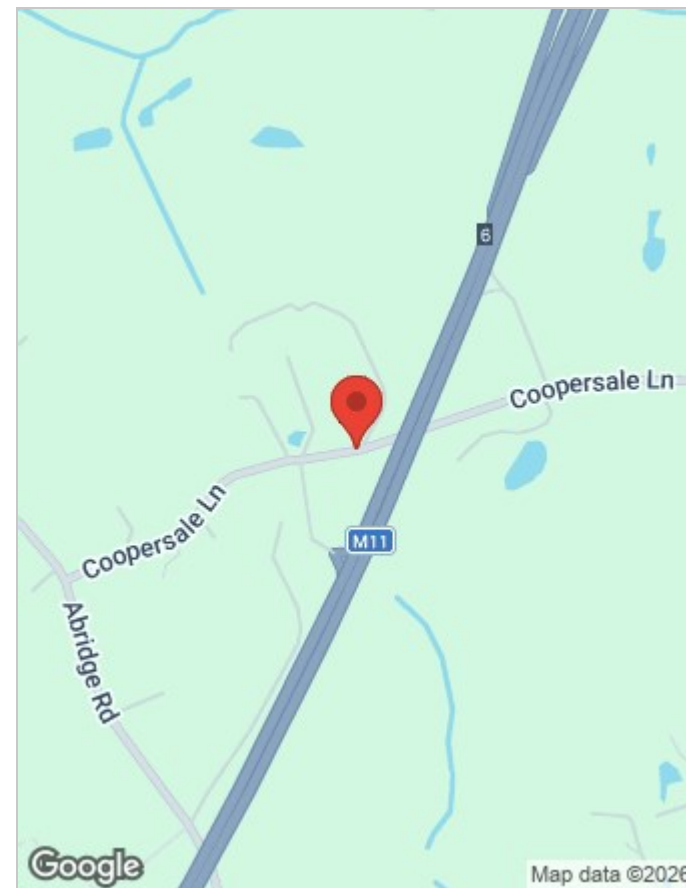


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## 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 firm's 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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