



Coopersale Lane, Theydon Bois
Guide Price £3,250,000



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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)

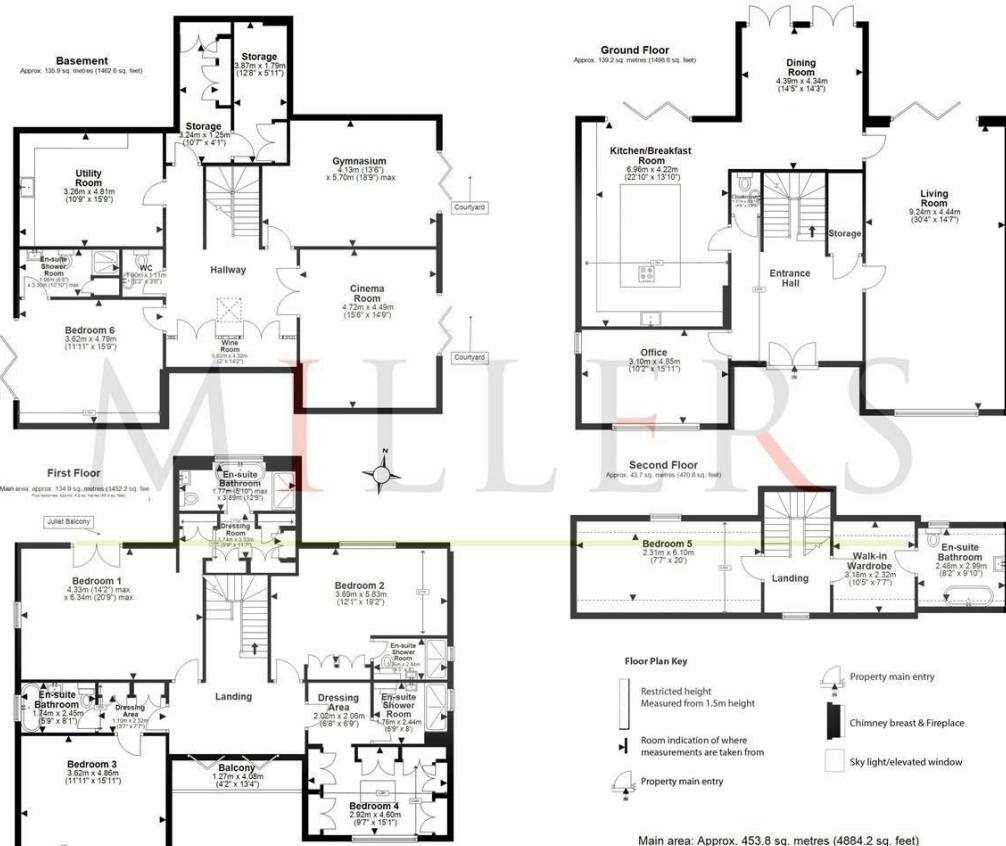
En-suite Shower Room
5'9" x 8' (1.75m x 2.44m)

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)

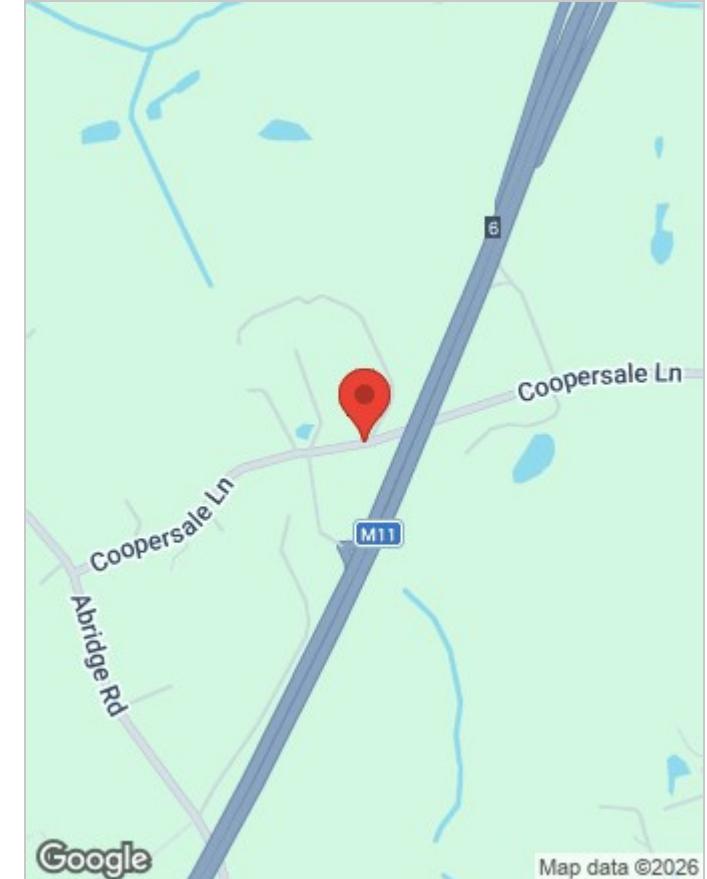


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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