



**The Elms, Masons Bridge Farm Rd, Fiddlers Hamlet, Epping**  
**Guide Price £975,000**

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**MILLERS**  
ESTATE AGENTS

This enchanting character home sits gracefully on the edge of Southern Epping, nestled within Fiddlers Hamlet. Set on a generous plot with ample parking and a beautiful garden, the property tells a story of thoughtful evolution. Once a classic cottage, the house has been lovingly extended and enhanced over the years. Its weather-boarded exterior, hardwood sash windows, and striking chimney stacks evoke a sense of timeless charm, while the addition of a Victorian red brick facade around a century ago lends the home an elegant presence.

Step inside to discover a wealth of cottage-inspired features, from exposed beams and open woodwork to charming brick fireplaces. The galley-style kitchen, complete with an AGA, forms the heart of the home, while two inviting reception rooms and a bright breakfast room offer versatile spaces for family life or entertaining. Upstairs, three bedrooms and a family bathroom provide a peaceful retreat.

The southwest-facing garden is a true haven, mainly laid to lawn and framed by established flower borders. A stone sitting area by the patio doors invites you to relax and enjoy the tranquil surroundings. Beyond, a generous rear garden is filled with mature shrubs, trees, and bushes, attracting a variety of birdlife. The gentle sound of a nearby brook completes this idyllic outdoor setting.

Fiddlers Hamlet is just a short drive from the town's amenities. Families will appreciate the proximity to Ivy Chimneys Primary School and easy access to Epping Central Line Station for journeys into London. The surrounding countryside and farmland offer a sense of escape, while leisure opportunities abound with Epping Golf Course nearby and the welcoming Merry Fiddlers Family Public House just across the way. Epping High Street is home to a variety of shops, bars, restaurants, and its lively Monday market. For those who travel further afield, the M11 and M25 are within easy reach, and Stansted Airport is just 25 minutes away.





## GROUND FLOOR

### Dining / Family Room

17'6" x 10'11" (5.33m x 3.33m)

### Living Room (max)

24'1" x 17'5" (7.34m x 5.31m)

### Breakfast Room

7'6" x 6'9" (2.29m x 2.06m)

### Fitted Kitchen (max)

27'10" x 6'11" (8.48m x 2.11m)

### Cloakroom WC

5'6" x 2'10" (1.68m x 0.86m)

## FIRST FLOOR

### Bedroom One

16'11" x 11'4" (5.16m x 3.45m)

### Bedroom Two

16'9" x 10'10" (5.11m x 3.30m)

### Bedroom Three

10'7" x 7' (3.23m x 2.13m)

### Family Bathroom (max)

12'5" x 7'1" (3.78m x 2.16m)

## EXTERIOR

### Rear Garden (max)

73' x 56'8" (22.25m x 17.27m)

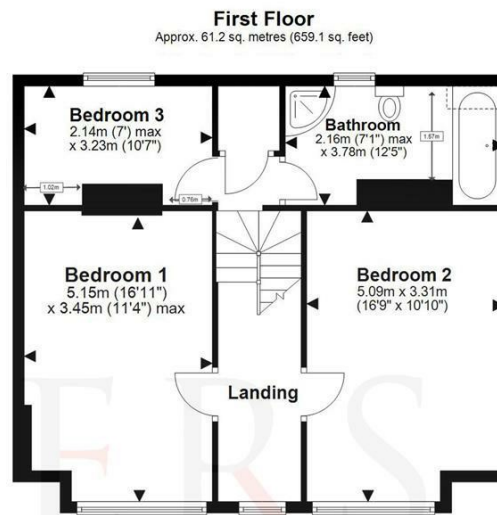
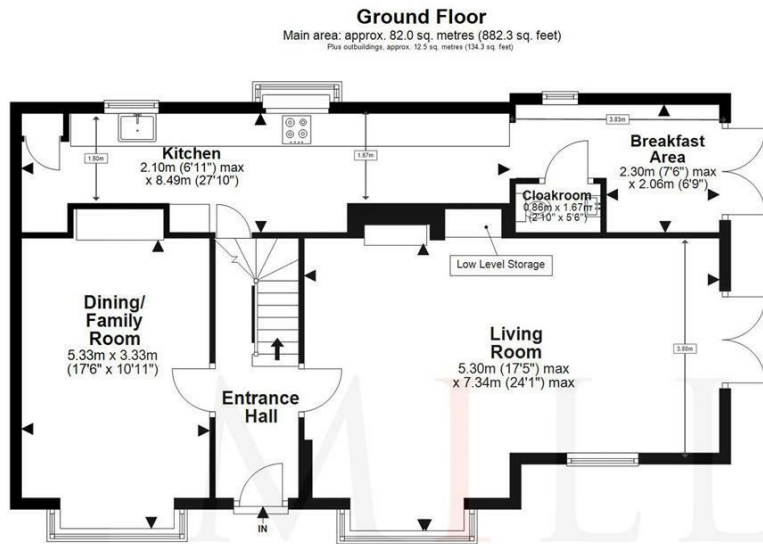
### Large Potting Shed (max)

15'11" x 9' (4.85m x 2.74m)

### Overall Plot (max)

115'0" x 65'0" (35.05m x 19.81m)



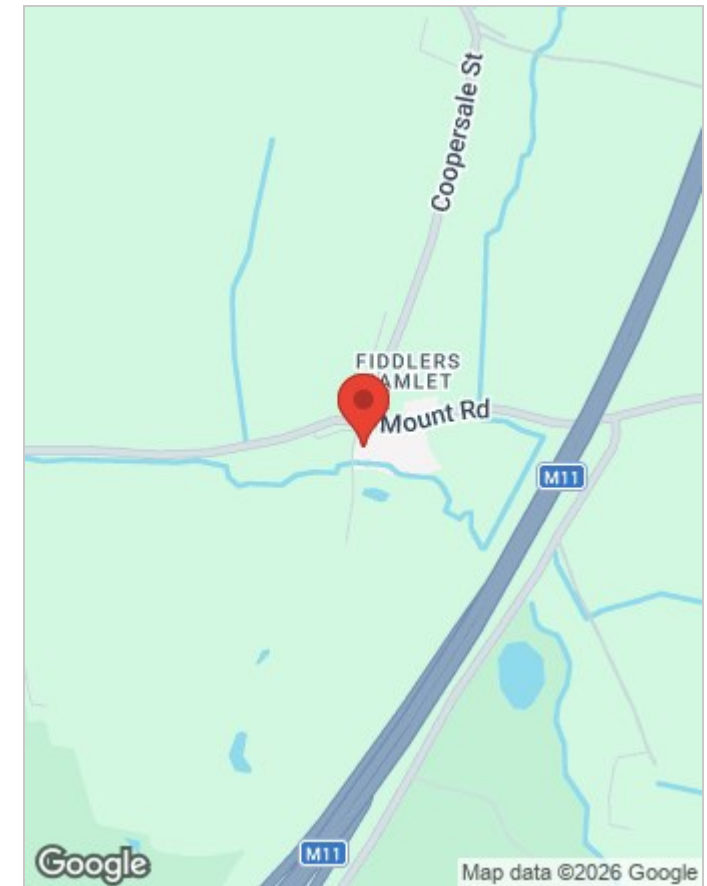


- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Main area: Approx. 143.2 sq. metres (1541.4 sq. feet)  
Plus outbuildings: approx. 12.5 sq. metres (134.3 sq. feet)

Total area including outbuildings: approx.  
155.7 sq metres (1675.7 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 <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 |           |
|                                             |                         | 72        |                                                                 | 63                      |           |
|                                             | 44                      |           |                                                                 | 36                      |           |

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