



**Duck Lane, Thornwood Common**  
**Price Range £675,000 to £740,000**

 3  2  2  G

**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £675,000 to £725,000 \* DETACHED COTTAGE \* FAMILY ACCOMMODATION \* PRETTY VILLAGE LOCATION \* APPROX 2,290 SQ. FT VOLUME \* POTENTIAL FOR DETACHED ANNEX (STP) \*

This enchanting Grade II listed detached cottage blends historic character with modern convenience, set in the peaceful village of Thornwood just a short stroll from open countryside and arable farmland. Dating back around 500 years in parts, the home is brimming with period features and offers gated parking alongside a double garage.

Stepping inside, you are welcomed by a country kitchen that flows into a separate breakfast room, perfect for relaxed mornings. The spacious living dining room is filled with character, featuring exposed beams, an impressive inglenook fireplace & formal front entrance. The breakfast room opens into a bright day room, with doors leading out to a cosy terrace courtyard ideal for entertaining. The ground floor also offers a practical shower room, guest cloakroom & stairs rising to the first floor. Upstairs, the landing leads to a generous master bedroom with its own en-suite jacuzzi bathroom, alongside two further bedrooms, one with fitted wardrobes. Outside, the property enjoys a detached double garage with a versatile first floor home office or studio & an adjoining toilet. The manageable plot includes a lawned side garden, a productive vegetable garden, gated parking for two / three vehicles & a private enclosed courtyard for gatherings.

Thornwood is a small village located within a mile from Epping Town. It has access to an abundance of open countryside, forest land, farmland and close proximity to the M11 at Hastingwood and the A414 for Chelmsford. There are two petrol filling station, both offering shopping facilities although one has an extensive range of food items and general groceries. The larger town of Epping offers a busy High Street offering a variety of shops, restaurants, cafes, bars and supermarkets. Epping also benefits with a central line st





## GROUND FLOOR

### Kitchen

10'4" x 11'3" (3.15m x 3.43m)

### Breakfast Room

13'6" x 8'1" (4.11m x 2.46m)

### Living Room

24'9" x 15'2" (7.54m x 4.62m)

### Shower Room

9'1" x 8'2" (2.77m x 2.49m)

### Day Room

13'8" x 12'7" (4.17m x 3.84m)

## FIRST FLOOR

### Cloakroom WC

2'10" x 3'1" (0.86m x 0.94m)

### Bedroom One

13'8" x 13'7" (4.17m x 4.14m)

### En-Suite Bathroom

13'8" x 7'6" (4.17m x 2.29m)

### Bedroom Two

15'3" x 14'3" (4.65m x 4.34m)

### Bedroom Three

9'9" x 9'6" (2.97m x 2.90m)

## EXTERNAL AREA

### Double Garage

19'4" x 19'7" (5.89m x 5.97m)

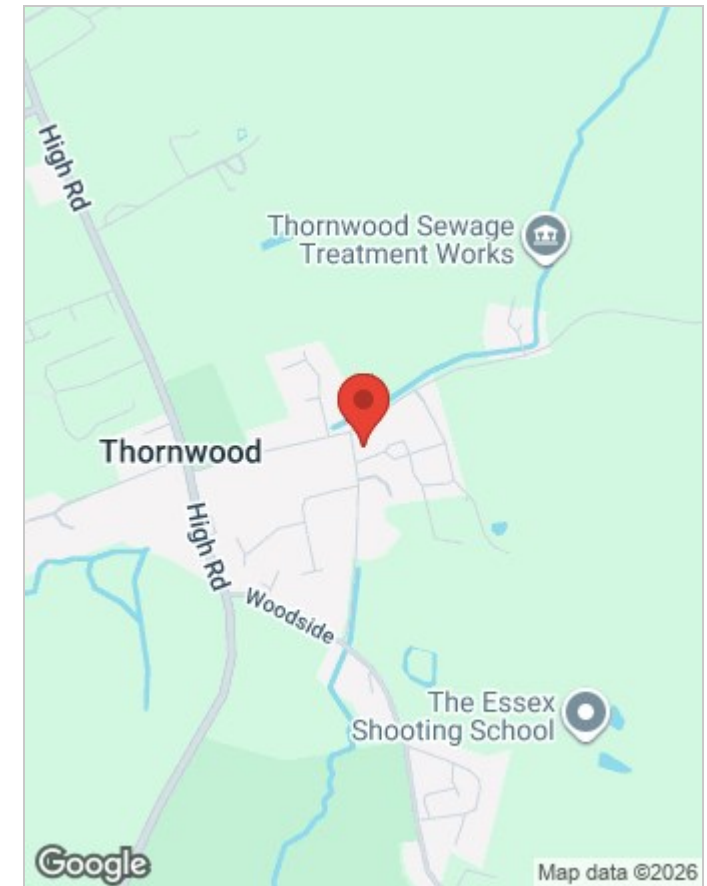
### Studio Room

13'0" x 9'2" (3.96m x 2.79m)

### Cloakroom WC

3'2" x 6'1" (0.97m x 1.85m)





## 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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: [sales@millersepping.co.uk](mailto:sales@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)