



High Road
North Weald | Epping | Essex | CM16 6EF

FINE & COUNTRY

SELLER INSIGHT

“ We bought this house from new over 22 years ago and it has been a wonderful family home, but there is also great potential for new owners to develop it even further and really make it their own. We really love the area and have moved to somewhere smaller in the same vicinity now the family have grown up so the house is immediately available with no onward chain. As well as the fabulous location we were also attracted to the variety of schools available including the local primary school. North Weald Bassett is a charming village in the Epping Forest district and is famous for its weekly market held on the North Weald Airfield and the Blakes Golf Club.

As well as the Central Line station at Epping we are also close to the M11 motorway, providing access to the M25 so travelling to all parts of the country is simple. Epping includes delightful period properties lining the High Street in a Conservation Area, such as the council office with its clock tower and the Gothic Revival water tower. It has a Monday market that has been in existence since the 13th century and has more than 80 different stalls. There is a hospital and a wide range of shops, excellent restaurants, bars and cafes while sporting enthusiasts can join cricket and football clubs as well as great places to go for walks, cycle rides and horse riding.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Bassett Fields

Location, location and location are always considered the number one priority when buying a home and this five bedroom detached house has it in spades. It is just one of five houses in the charming enclave of Bassetts Fields which backs onto Blakes Golf Course and is surrounded by countryside. At the same time it is only a short drive to Epping underground station where the Central Line trains can whisk you to Liverpool Street in approximately 40 minutes, so is ideal for commuters. While, from an educational point of view, there are excellent state and independent schools and colleges within the vicinity.

The house includes a very large, block paved driveway where you can park numerous vehicles. It leads to a large detached pitched room double garage that could always be converted into separate accommodation, subject to the appropriate permissions being obtained, as well as to the front door. The good sized entrance hall provides access to all the rooms on the ground floor including the family room that is ideal for anyone looking to work from home as it is just inside the front door overlooking the drive, so it means business visitors do not need to venture into the private areas in the home.

There is a cloakroom and a well-proportioned dining room with a large storage cupboard for those more formal occasions and family celebrations as well as a very spacious and impressive light and bright dual aspect sitting room approached through double doors. It has solid wood flooring, a charming stone surround fireplace as a focal point and French doors to the rear terrace. The kitchen/breakfast room includes a range cooker and wood units with granite worktops housing a double oven and gas hob as well as an integrated fridge freezer and dishwasher but still leaves plenty of space for a table and chairs. There is an adjacent utility room with laundry facilities and a door to the garden.

Off the spacious landing on the first floor there is a store cupboard, a bathroom and five double bedrooms including one with an en-suite shower and a larger one with fitted cupboards and a large en-suite shower room and stunning views across the golf course and the countryside beyond. The very easy to manage rear garden includes a vast terrace that spans the width of the property and is just the place to enjoy outdoor entertaining while revelling in the far reaching views as well as a large lawn that is ideal for kids to kick a ball around and play with the dog.







Travel Information

Epping Underground Station	3.1 miles
Canary Wharf	24.2 miles
Charing Cross	29.3 miles
Stanstead Airport	15.5 miles

Leisure Clubs & Facilities

Leisure Clubs & Facilities	
Blakes Golf Club	01992525151
Epping Golf Course	01992572289
Coopersale Cricket Club	07432118349
Epping Upper Clapton Rugby Club	01992572588

Healthcare

High Street Epping Surgery	01992566501
St Margaret's Hospital	01992561666



Education

Primary School

Coopersale and Theydon Garnon	01992 574890
St Andrews	01992 522283
Coopersale Hall (Independent)	01992 577133

Secondary School

Epping St John's School	01992 573028
Debden Park High School	02085082979
Oaklands School (Independent)	02085083517

Entertainment

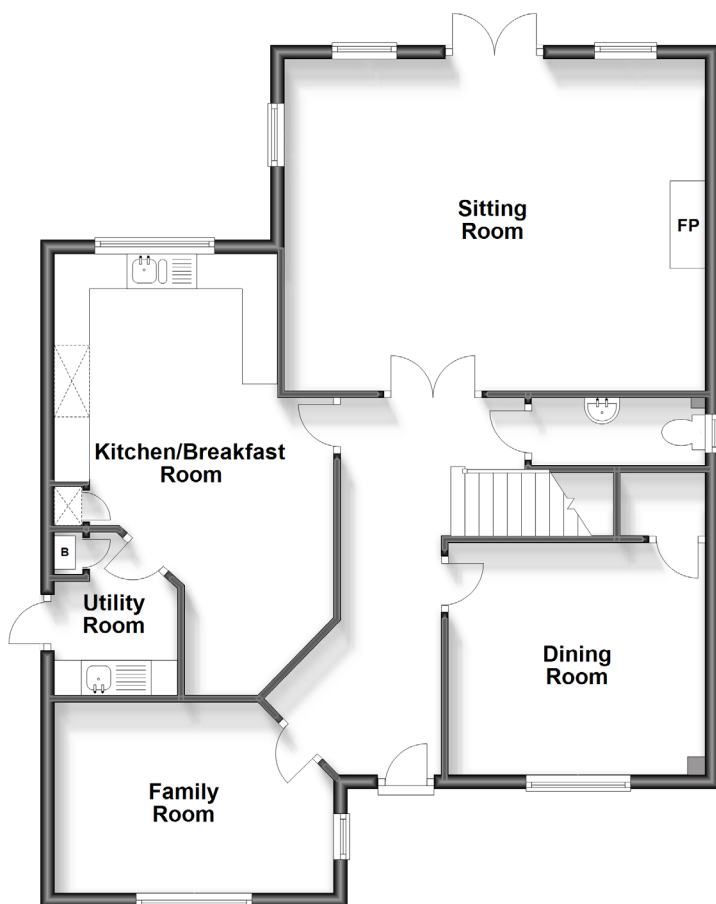
Pubs and Restaurants	
The Cart Shed	07701333323
The Garnon Bushes	01992560211
The Kings Head	01992525001

Local Attractions / Landmarks

Epping Forest
Hopeful Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park

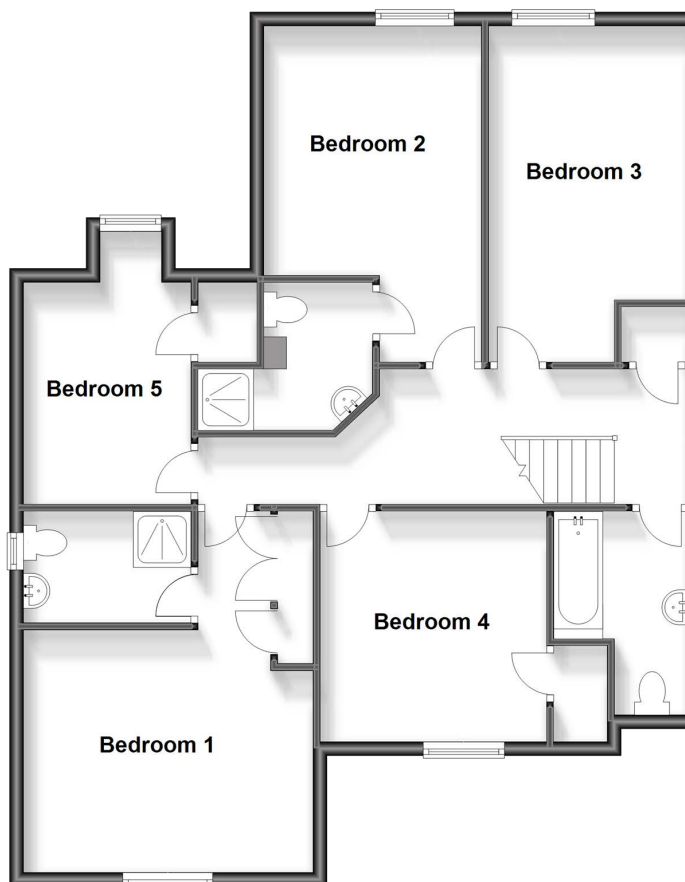
Ground Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.1 sq. feet)



Ground Floor

Entrance Hall	
Family Room	15'2 x 12'0
Dining Room	22'6 x 16'8
Sitting Room	19'2 x 18'8
Kitchen/Breakfast Room	25'9 x 25'8
Utility Room	6'3 x 2'7

First Floor

Landing	
Bedroom 1	19'2 x 17'5
En-Suite Shower Room	
Bedroom 2	19'4 x 15'7
En-Suite Shower Room	
Bedroom 3	16'0 x 11'4
Bedroom 4	17'6 x 10'8
Bedroom 5	18'6 x 11'6
Bathroom	

Outside

Garage
Off Street Parking
Front Garden
Rear Garden

Tenure: Leasehold
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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