



## A UNIQUE VICTORIAN 5 BEDROOM SEMI DETACHED HOUSE CLOSE TO TUBE

THE OLD SCHOOL HOUSE, COPPICE ROW  
THEYDON BOIS CM16 7DN

Freehold





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#### Freehold

5 bedrooms ♦ 3 bath/shower rooms ♦ 31' kitchen/breakfast room ♦ Utility room ♦ Guest cloakroom ♦ Two connecting reception rooms ♦ Underfloor heating ♦ Parking ♦ 10 year building warranty ♦ EPC rating = B

#### Situation

The Old School House occupies a prominent position in this popular village. Local amenities include a well regarded primary school, a good range of shops, restaurants and pubs, a central line tube station and a large village green complete with duck pond.

#### Description

The Old School House is one of a pair of houses converted from a period building dating back to early 19th century with later additions. The property has been finished to a high standard and offers a stylish contemporary interior including computer and TV cabling, CCTV and alarm system and a water softener.

The ground floor offers a large entrance hall, two connecting reception rooms, a guest cloakroom and a magnificent 30' kitchen/breakfast/family room. The kitchen comprises a range of quality fitted cupboards and integrated appliances arranged around a central island unit. There is a door to the garden and a utility room accessed from the hallway.

There are two staircases from the entrance hall leading to two separate landings. The right hand landing has a master bedroom suite, a second bedroom with a door to a shower room which in turn leads to a further bedroom which is also accessed from the left hand landing. There are two bedrooms and a family bathroom on the left landing.

The house is accessed via a paved driveway with parking for several vehicles. The rear garden is L- shaped, mainly laid to lawn, with a paved patio.

Note - the photograph of the entrance hall is from Preceptors House.

#### Local Authority:

Epping Forest

#### Viewing:

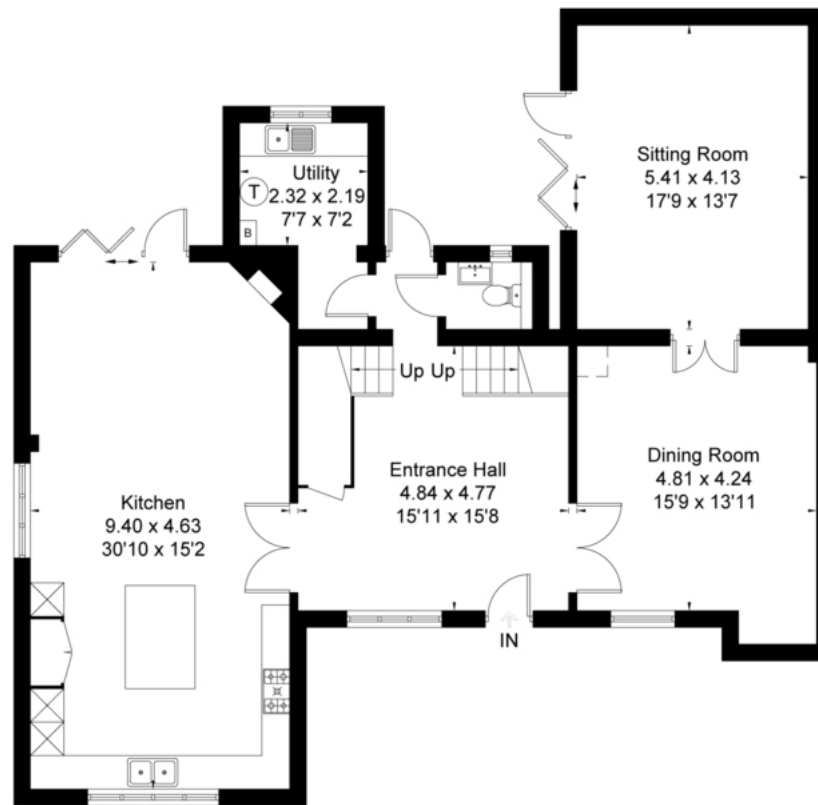
Strictly by appointment with Savills



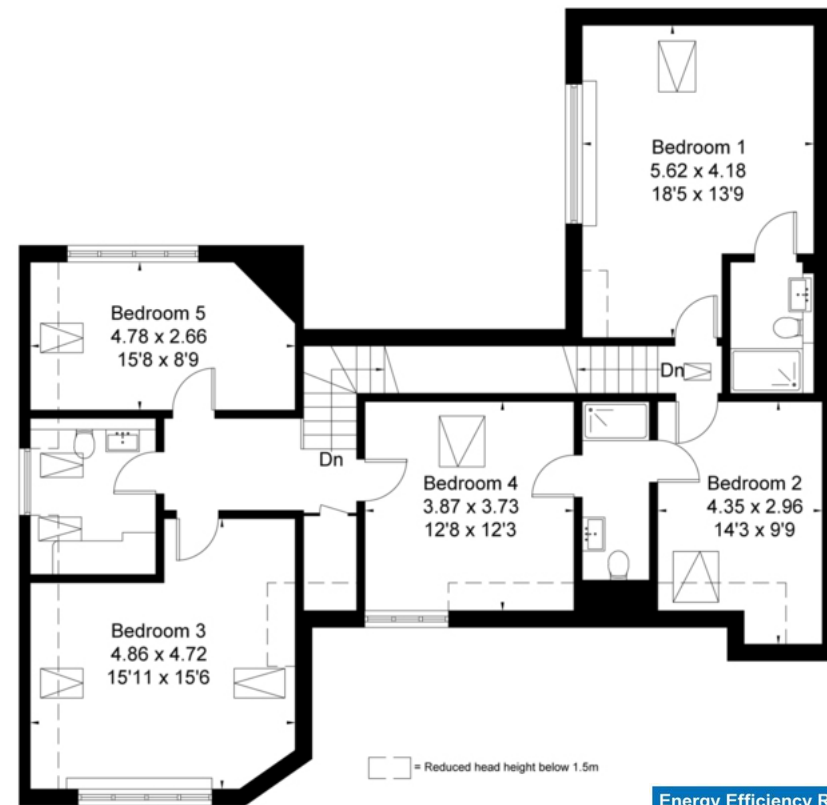




Approximate IPMS2 Floor Area = 230.3 sq m / 2479 sq ft  
 Limited Use Area = 13.8 sq m / 148 sq ft  
**Total = 244.1 sq m / 2627 sq ft**  
 For identification only. Not to scale.  
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Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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