



# Outstanding 6 bedroom house backing deer sanctuary

Wedgewood, Sidney Road, Theydon Bois CM16 7DT

Freehold

savills





6 bedrooms • 6 bath/shower rooms • 2 reception rooms  
• Kitchen/dining/family room • Utility room • Guest  
cloakroom • 115' south west facing garden • Secure  
parking and garage

#### Local information

Sidney Road is one of the village's premier roads and is ideally situated for local amenities. Theydon Bois is a delightful village with a traditional green and duck pond, a range of shops, pubs and restaurants and a long established golf club. Transport links into London are excellent with a central line tube station within 0.6 mile and easy access to M25 & M11. The village primary school is well regarded and there are several state and private schools within easy reach.

#### About this property

Wedgewood is a substantial detached family house offering immaculate accommodation arranged over three floors.

The ground floor offers a spacious entrance hall leading to a formal reception room, a useful study and a guest cloakroom. Of particular note is the fabulous open plan kitchen/dining/family room which perfectly reflects modern living. The kitchen offers a range of quality cupboards and integrated appliances arranged around a central island with breakfast bar, utility room. The family room benefits from two sets of bi fold doors which enjoy delightful views over the garden.

The first floor comprises a large landing, master bedroom suite with dressing room, bathroom and Juliet balcony with wonderful views over the garden and deer sanctuary beyond.

There are three further bedrooms, two with en suite shower rooms and one with Juliet balcony, and a family bathroom. The second floor offers two bedroom suites.

The house is approached via security gates which lead to a carriage driveway providing extensive parking and a garage. The south west facing rear garden extends to about 115' and comprises a large decked area with hot tub and water feature, mature flowering borders featuring a variety of mature trees, shrubs and plants. The remainder of the garden is laid to lawn and backs onto the deer sanctuary.

#### Tenure

Freehold

#### Local Authority

Epping Forest

#### Viewing

Strictly by appointment with  
Savills



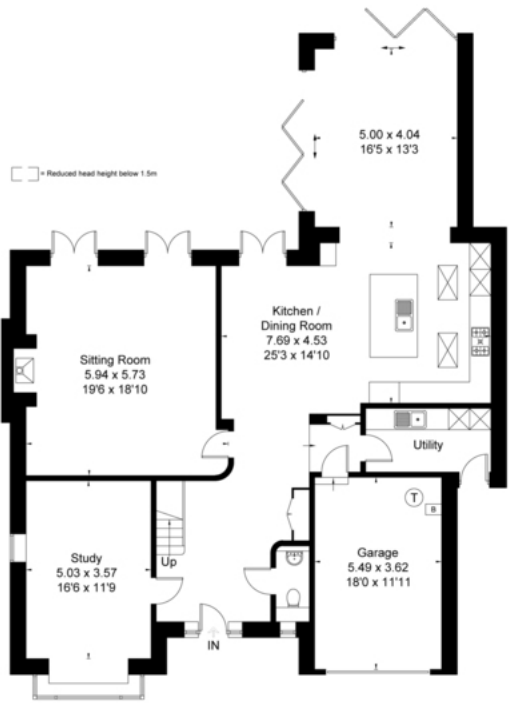




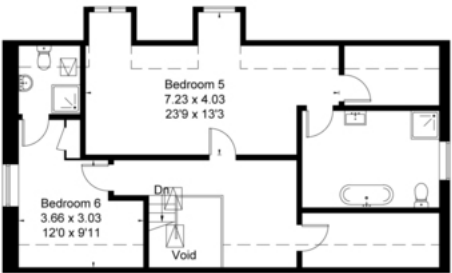




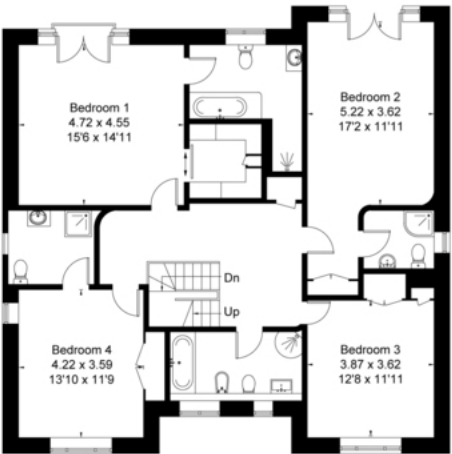
Approximate Area = 354.4 sq m / 3815 sq ft  
(Excluding Void)  
Garage = 19.9 sq m / 213 sq ft  
Total = 374.3 sq m / 4028 sq ft  
Including Limited Use Area (16.3 sq m / 175 sq ft)  
For identification only. Not to scale.  
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Ground Floor

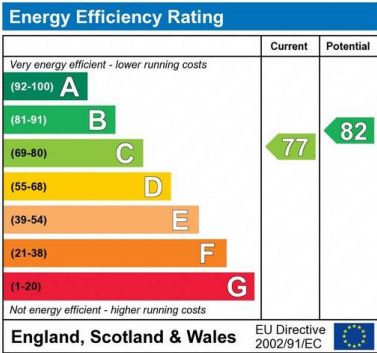


Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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