



Hoe Lane  
Abridge | Essex | RM4 1AU

FINE & COUNTRY



# SELLER INSIGHT

“ We spent a lot of time searching for the perfect property and immediately fell in love with the house as soon as we saw it. Being surrounded by fields and open countryside the views are delightful and have hardly changed in all the time we have been here. While the garden is so quiet and peaceful as well as being very private, this greatly appeals to my youngest grandson who says it is so relaxing as he and his brothers can play without disturbing anyone. I will miss the sunrises and sunsets from the balcony and the terrace and just being able to enjoy the local wildlife. At the same time we can be in the City or West End within an hour door to door taking the Central Line from Theydon Bois so makes it an excellent home for London commuters.

Abridge is a quaint village on the River Roding and includes some lovely period houses as well as pubs and restaurants, a useful convenience store and petrol station, a village hall, doctor's surgery, cricket club and the Abridge golf and country club as well as the primary school along Hoe Lane. While nearby Theydon Bois not only has the underground station but also an iconic avenue of trees and virtually no streetlights as the residents felt they would detract from the traditional village ambience. There is a well-respected primary school, three pubs, a Tesco supermarket, a variety of independent shops, as well as a dentist and a doctor's surgery. There are lovely areas to go for walks in Epping Forest and other country parks and we are also not far from the M11 for access to the M25, Stansted and Cambridge.”\*

\* 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

## Hoe Lane

Entering through the wrought iron gates with automatic entry system sweeps the vast block paved driveway bordered by mature trees, lawn and shrubs. The house includes an attractive brickwork facade, varied roof lines, a high chimneystack and pitched roof dormers that give it enormous appeal. Surrounded by fields and open countryside and nestled in the midst of 1.12 of an acre edged with tall trees providing privacy and security.

The house has recently been refurbished, which is immediately apparent as you walk into the partially double height entrance hall with its fascinating beams, staircase to the galleried landing and feature brick wall. The entrance hall leads to the light and bright dining room with exposed beams and deep fronted windows. There is a stunning triple aspect lounge with built in oak cabinets and book shelving, a superb brick fireplace with an open flame fire and a wooden mantle believed to have come from the original cedar house that was previously on the site. There is open access to the lovely dual aspect sitting room including an equally charming brick fireplace with an open fire, French doors to the garden and double doors to the fascinating semi vaulted hexagonal study, this has five windows that provide wonderful views over the garden.

There is a stunning kitchen/breakfast room that is the real 'hub of the household' and includes a central island/breakfast bar and attractive units housing a Miele gas hob, built in double ovens and microwave as well as an American style fridge freezer and a free standing dishwasher as well as a walk in pantry. The space is finished with solid oak flooring and has an adjacent utility room with laundry facilities.

Off the galleried landing that overlooks the entrance hall there are four double bedrooms that all have en-suite facilities. These include superb bedroom with built in wardrobes and bedroom furniture, an en-suite bathroom with both a bath and oversized shower, a large walk in dressing room with extensive hanging space and shelving and French doors to a balcony where you can sit and sip your morning coffee enjoying the far reaching rural views as well as the sunrises.

The rear garden includes a very spacious balustraded terrace where you can revel in the sunshine, enjoy outdoor entertaining as well as the views and the sunsets. This has steps down to a vast lawn that is ideal for kids and pets to run around it is completely surrounded by tall mature trees. There is a summerhouse at the bottom of the garden and offers the potential to create separate accommodation as an annex, subject to the necessary planning permissions.









**Travel Information**

Theydon Bois Underground Station	2.5 miles
Canary Wharf	16.6 miles
Charing Cross	18.3 miles
Stansted Airport	21.1 miles

**Leisure Clubs & Facilities**

Abridge Golf and Country Club	01708688396
Theydon Bois Golf Club	02085022923
Epping Golf Course	01992572289
Abridge Cricket Club	01992814145

**Healthcare**

Abridge Surgery	01992812981
St Margaret's Hospital	01992561666

**Education**

Primary School	
Lambourne Primary	01992812230
Hereward Primary	02085086465
Theydon Bois Primary	01992813083
Coopersale Hall Junior (Ind)	01992577133

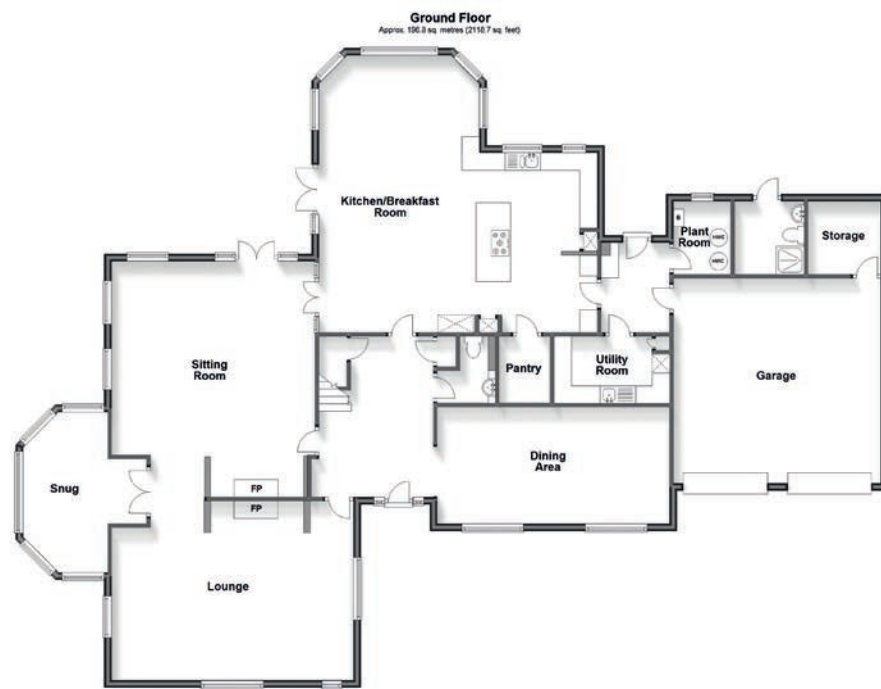
Secondary School	
Debden Park High School	02085082979
Davenant Foundation School	02085080404
Rodin Valley High	02085081173
Oaklands School (Independent)	02085083517
Coopersale Hall Senior	01992577133

**Entertainment**

Pubs and Restaurants	
The Log Cabin	01992812550
The Malters Arms	07963306288
The New Boar	01992812110
Shishmeze	01992946704
The Blue Rooms Café	07857405624

**Local Attractions / Landmarks**

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



## Ground Floor

Entrance Hall	
Cloakroom	
Sitting Room	19'2 x 18'8
Lounge	22'6 x 16'8
Dining Room	20'9 x 10'8
Snug	15'2 x 12'0
Kitchen/Breakfast Room	25'9 x 25'8
Utility Room	6'3 x 2'7
Pantry	

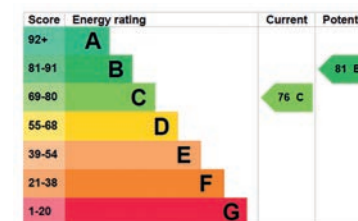
## First Floor

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

## Outside

Garage  
Off Street Parking  
Plot of 1.12 acres  
Rear Garden

Tenure: Freehold  
Council Tax Band: G







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