

BUTLER & STAG

13 Dukes Avenue, Theydon Bois

Epping

Guide Price £1,550,000



13 Dukes Avenue

Theydon Bois, Epping

Occupying an enviable position on the prestigious Dukes Avenue, one of the most sought-after roads in the charming village of Theydon Bois, this exceptional detached residence combines timeless character with beautifully considered contemporary living. Thoughtfully extended and meticulously appointed throughout, the property offers an impressive amount of accommodation that belies its elegant exterior, creating a home perfectly suited to modern family life and sophisticated entertaining alike.

- Guide Price £1,550,000 - £1,600,000
- Award Winning Detached Family Home
- 3550 Sq. ft Of Accommodation Space
- Five Double Bedrooms/ Four Bathrooms
- Striking Open Plan Hand Painted Kitchen Family Room
- Underfloor Heating Throughout The Ground Floor
- West Facing Rear Garden
- Off-Streeting Parking & Garage Accessed Via Electronic Gates
- 0.4 Miles To Theydon Bois Central Line Station
- Finished To Exacting Standards Throughout



Set well back from the road, the property enjoys an immediate sense of privacy and distinction. Elegant electronic gates, framed by mellow yellow brick walls and traditional railings, open onto an expansive grey porcelain-tiled driveway with ample parking leading to the tandem garage, creating an impressive arrival befitting the quality of the home beyond.

The exceptional craftsmanship is evident from the moment you step inside, a quality recognised in 2024 when the property received an award from the International Architecture & Design Awards.

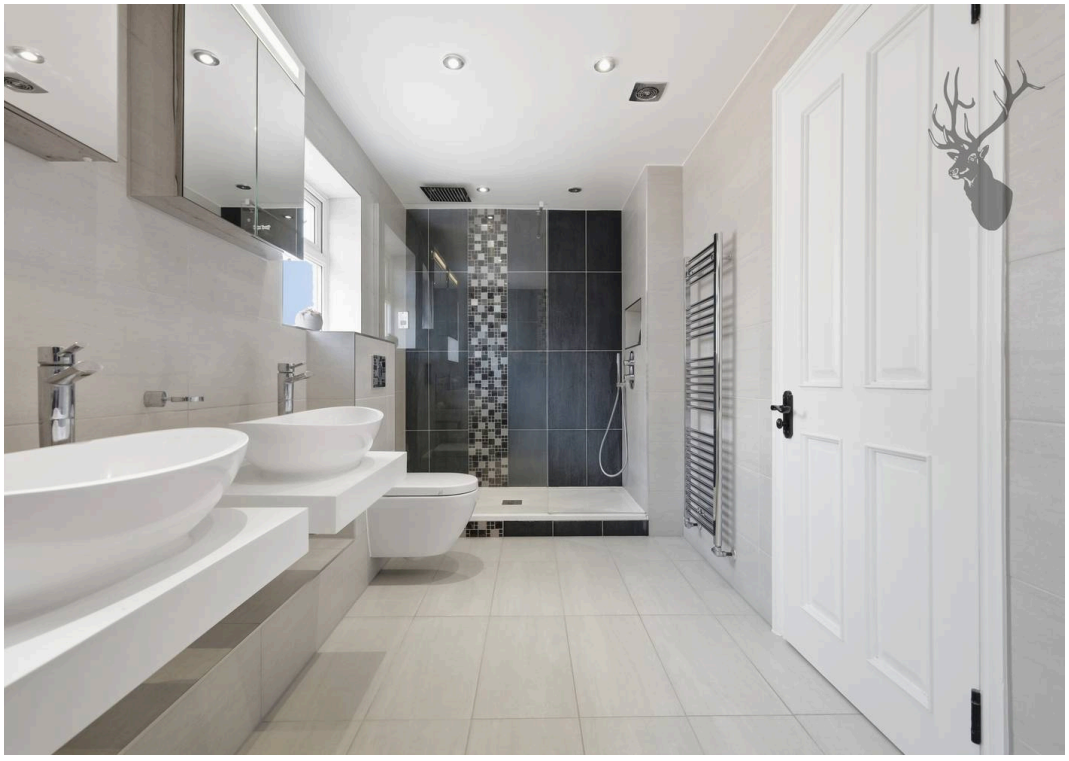
A welcoming entrance hall, finished with striking black and white tiled flooring, bespoke handcrafted cabinetry and an architectural spiral staircase with open oak treads, provides an unforgettable introduction. Oak flooring flows seamlessly into the family room, while refined coving enhances the generous proportions throughout. Practicality has not been overlooked, with a spacious understairs cupboard and a contemporary wet room-style shower room, while elegant double doors reveal the principal reception rooms.

The family room is a wonderfully inviting space, where exposed ceiling beams, a handsome fireplace and a charming bay window combine to create an atmosphere of warmth and comfort. Equally suited to relaxed evenings or informal gatherings, it flows effortlessly into the magnificent kitchen and breakfast room through a wide opening centred around a spectacular waterfall island, finished in exquisite marble and stone.

The bespoke hand-painted and hand-finished Shaker kitchen has been designed as the true heart of the home, blending classic styling with exceptional functionality. Luxurious marble and stone work surfaces complement an extensive













Dukes Avenue

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Approx. Gross Internal Area 329.9 sq. metres (3550.5 sq. feet)



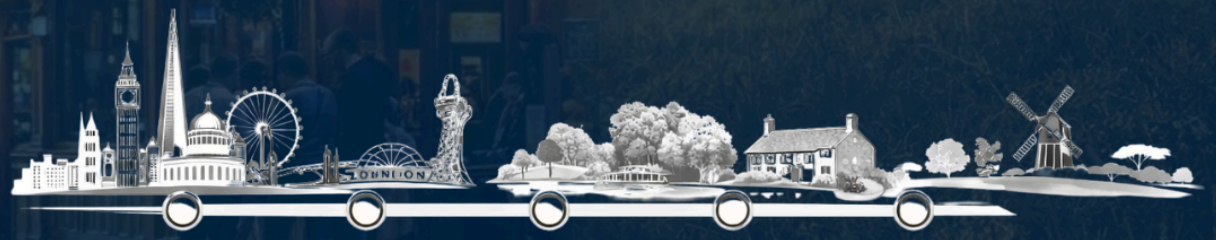
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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