



## Chatsworth Mews, Stapleford Abbots, RM41FD

Guide Price £1,500,000

- Final Launch Within Chatsworth Mews Development
- Arranged Over Three Floors & In Excess Of 3647 sq ft
- Underfloor Heating Throughout The Ground Floor & Ground Source Heating System
- 10 Years New Build Warranty
- Six Bedroom Detached Family Home
- Bespoke Kitchen With High End Integrated Appliances & Quartz Worktops
- Five En Suite Bathrooms & Family Bathroom
- Situated Within a Gated Development & Nearby Theydon Bois Station, M25 & M11 Motorways

# Chatsworth Mews, Stapleford Abbots, RM41FD

Guide Price £1,500,000 - £1,600,000

Caplen Estates is delighted to introduce the final launch on this delightful development, Chatsworth Mews, nestled in the beautiful village of Stapleford Abbots. Offered is a collection of luxury homes situated within a gated development which is starting to become a thriving community. The properties are spacious and offer a high specification interiors and stunning views over the Essex countryside.

The stunning detached home offers ample space which includes a separate reception room, living room and large open-plan kitchen/diner, family space to the rear with bi-folding doors onto the stunning rear garden. The bespoke fitted kitchen is completed with integrated high end appliances, central island with large breakfast bar, quartz worktops and ample storage. Additionally there is a large utility room, underfloor heating throughout the ground floor and separate w/c.

The property is arranged over three floors and boasting living accommodation in excess of 3647 sq ft, set over three floors, with six bedrooms, six bathrooms and one cloakroom, all of which are spacious and bright.

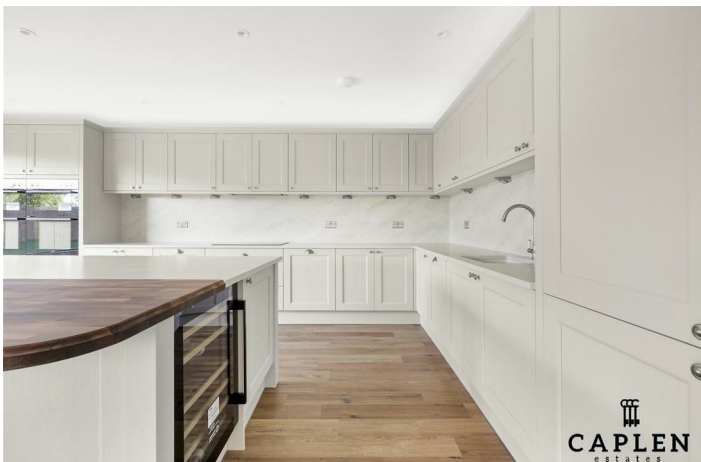
The property offer's ample parking, with spaces for four to six cars and a good sized rear garden which is fully landscape with lawn, large patio and shrubs, which is perfect for relaxing or entertaining. Powered by a ground source heat pump which allows the property to benefit from a great energy rating. Chatsworth Mews is set in a picturesque location with local schools, pubs and village shops nearby.

The development is only a 10 minute drive to Theydon Bois, or Epping, access into central London within 45 minutes, access to M25 & M11 within 10 minutes, and 20 minutes drive to the Elizabeth Line.

Please contact our sales team to arrange a viewing or reserve your new home.



Council Tax Band: G



Kitchen/Dining/Family Room  
8.99m x 5.54m (29'6 x 18'2)

Living Room  
6.50m x 4.78m (21'4 x 15'8)

Reception Room  
5.11m x 3.81m (16'9 x 12'6)

Utility Room  
2.97m x 2.26m (9'9 x 7'5)

Bedroom 1  
5.00m x 4.80m (16'5 x 15'9)

Ensuite 1  
2.74m x 2.57m (9' x 8'5)

Bedroom 2  
8.74m x 5.44m (28'8 x 17'10)

Ensuite 2  
3.71m x 2.46m (12'2 x 8'1 )

Bedroom 3  
5.79m x 5.31m (19' x 17'5)

Ensuite 3  
3.84m x 2.31m (12'7 x 7'7)

Bedroom 4  
4.45m x 3.81m (14'7 x 12'6)

Ensuite 4  
2.59m x 1.91m (8'6 x 6'3)

Bathroom  
2.57m x 1.80m (8'5 x 5'11)

Bedroom 5  
5.49m x 3.81m (18' x 12'6 )

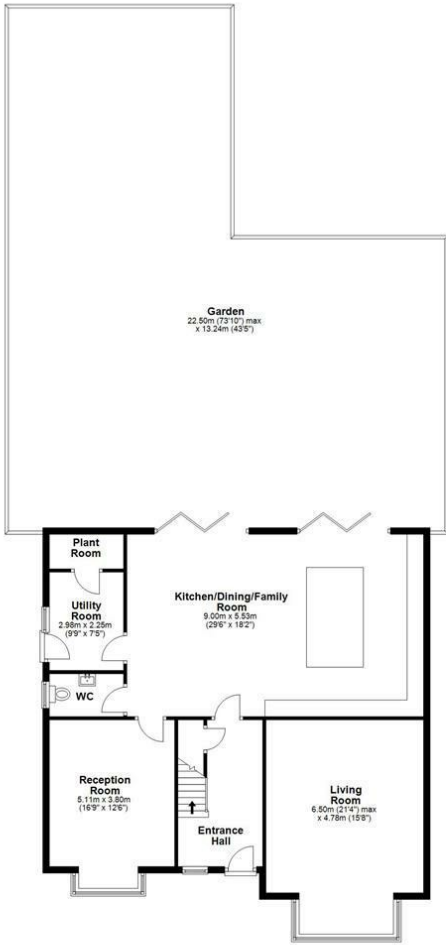
Ensuite 5  
2.69m x 1.22m (8'10 x 4')

Bedroom 6  
4.80m x 3.30m (15'9 x 10'10)

Garden  
22.50m x 13.23m (73'10 x 43'5)

## Ground Floor

Approx. 120.6 sq metres (1298.3 sq feet)



## First Floor

Approx. 118.9 sq metres (1279.9 sq feet)



## Second Floor

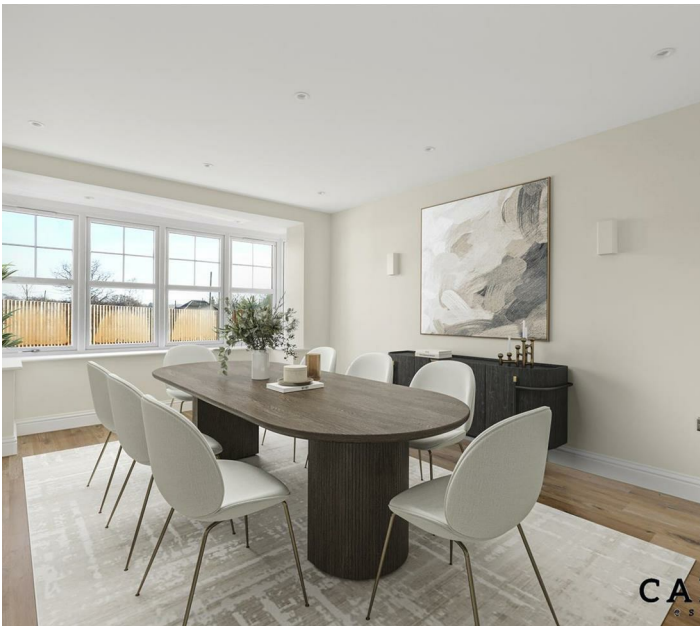
Approx. 99.3 sq metres (1068.8 sq feet)



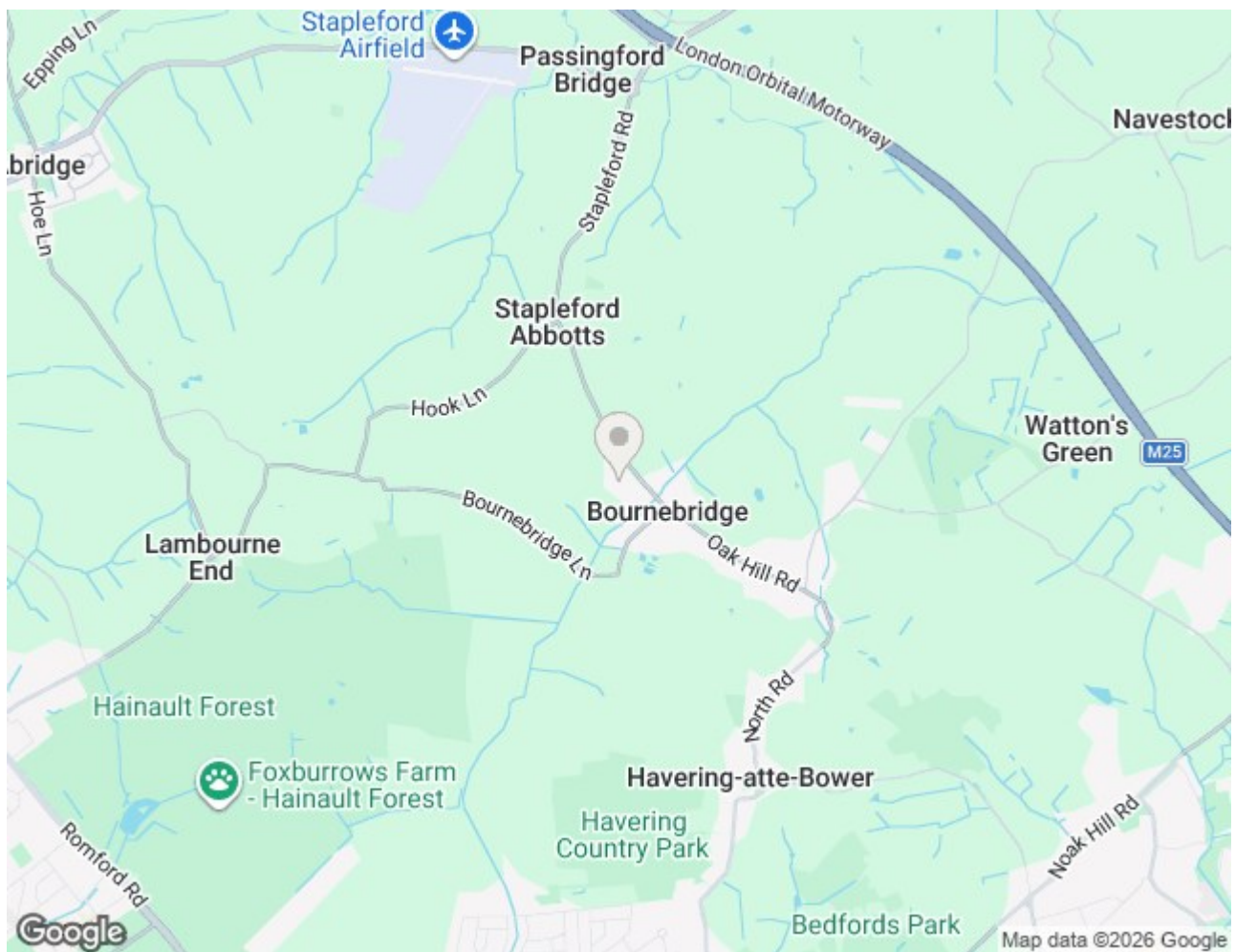
Total area: approx. 338.8 sq metres (3647.0 sq feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Measurements may have been taken from the widest area and may include verandah/decked space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Plan produced using Revit 2020  
**Chatworth Mews**







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>84</b>                  | <b>87</b> |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

EPC Rating:

B

Council Tax Band

G

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.