

## LITTLE AMES, BUSHEY AVENUE, SOUTH WOODFORD

Asking Price £3,000,000 Freehold  
5 Bed House - Detached



### Features:

- Architecturally Designed Residence
- Prestigious Firs Estate
- Five Double Bedrooms Plus Study
- Mechanical Ventilation Heat Recovery System
- Mature South Facing Japanese Influenced Garden
- Driveway & Garage
- Utility Room / Ground Floor WC / Pantry
- Chain Free

A unique architectural accomplishment, this three storey, five bedroom modern villa is located in South Woodford's prestigious Firs Estate, moments from Epping Forest. Packed full of cutting-edge designer tech and bursting with style, this is an epic yet boutique family home.

The touches of genius and designer flourishes scattered across all 4000 square feet are impossible to comprehensively list here, but highlights include that three storey atrium, MVHR system throughout and underfloor heating.

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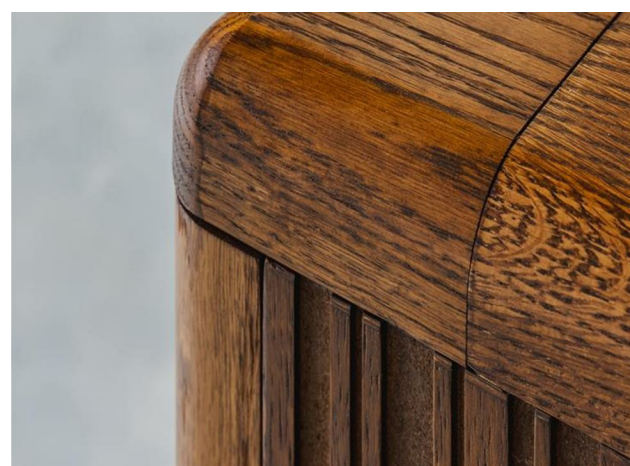
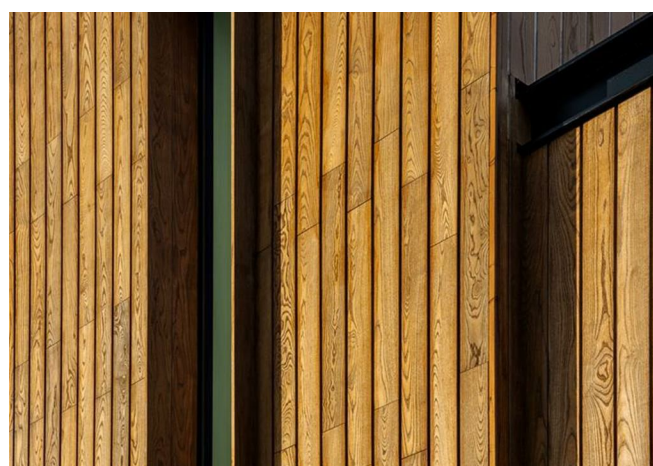
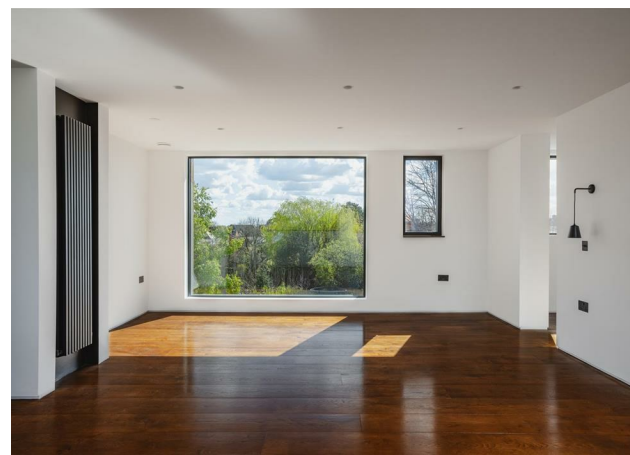
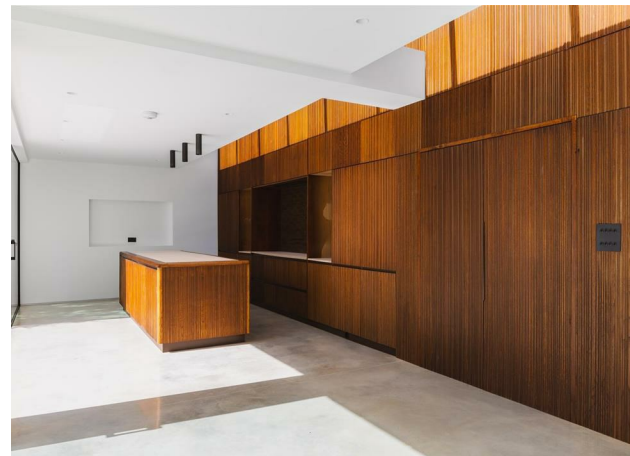
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**IF YOU LIVED HERE...**

The street view alone lets you know this is something special. Thermo Ash cladding, a custom concrete colonnade and a diverse array of solar glass windows gives the bespoke building a smart, Scandi appearance, while even the substantial frontage doesn't give away the sheer scale of this incredible property. Step inside and the full height atrium stretches away above you for all three storeys, providing a sense of light and space usually reserved for the reception area of luxury hotels.

The open oak staircase rises ahead, polished concrete runs underfoot and on the left is your primary, but far from your only, hosting option. Your front reception. Totalling 450 square feet, you have one entire statement wall of that gorgeously rich ash timber, and floods of natural light pouring in from the large twin windows to the front, and vast, wall-spanning sliding doors to the rear – opening it all up to your mature, Japanese-inspired south-facing rear garden and courtyard. Out here, pristine patio blends with artfully arranged foliage and greenery to create a uniquely tranquil outdoor solace. Back inside, and your immense fluted kitchen/diner spans the remainder of the rear width, more of those solar glass sliding doors bringing that tranquil outdoor solace right into your new home. A generous pantry is seamlessly tucked away behind more of that ash timber panelling, while a vast kitchen island takes centre stage in the middle of the polished concrete, underheated floor, with still more light flowing in from the atrium. A naturally bright designer paradise, all year round.

Returning to the atrium, through one of your many sets of twin designer fire doors, and you're free to explore the rest of the ground floor. Across the hallway from your main reception you have a plentiful selection of extra spaces, including a cloak room, handy WC and a utility room (with potential for turning to a second kitchen), which also leads to your large garage. Along with that large driveway, you'll never be short of off-street parking for you or your guests. Climb that open oak staircase up the dazzling atrium now, for the first floor and your initial set of bedrooms. Three substantial doubles occupy the west wing of the property, all pristinely finished in white with jet black fittings, oak plank flooring and tower radiators. The westmost sleeper also features a glorious en suite, home to an elegantly embedded tub and rainfall shower, plus artfully segmented basin and WC. At the other end of the hall, bedroom four is soundproofed and makes for a flexible gym room. A dedicated study (with direct data cabling) and your dazzling family bathroom complete the first floor.

The second storey is entirely given over to the principal sleeper suite, and truly earns its penthouse position. Double doors flanked by tower radiators open up the 330 square foot bedroom – dual aspect, with a floor to ceiling window framing dramatic treetop views over your gorgeous garden. More of that rich, vintage oak plank flooring flows underfoot, while a dedicated walk-in dressing room sits next to the sumptuously boutique en suite bathroom. Skylit and elegantly arranged with twin sinks, tub and dedicated shower cubicle, it adds an artful finishing touch to this one-of-a-kind find.

Outside and you're in the sought-after Firs Estate, with the tranquil blue waters of Eagle Pond and the endless greenery of Epping Forest within the shortest of strolls. The local social hub of George Lane is just over a half mile on foot, for a wide range of cafes, gastropubs, restaurants and even the art deco Odeon Cinema. Snarebrook tube station is just half a mile on foot, and will get you directly to Liverpool Street in just sixteen minutes via the Central line, for a door-to-door City commute of less than half an hour. Heading to the West End? Tottenham Court Road is just nine minutes further. You also have all that private parking space, of course, and drivers can be on the arterial North Circular in around five minutes.

**WHAT ELSE?**

- Wanstead High Street, the bustling heart of this popular East London village, is around a fifteen minute stroll for a charming choice of independent gastropubs, bars and restaurants. Be sure to try the Sunday roasts at The Bull.
- Your energy efficient Mechanical Ventilation Heat Recovery system ensures a pleasant air conditioned atmosphere and comfortable temperature throughout your palatial new home at all times, with the minimum of energy expenditure and environmental impact.
- Parents will be pleased to find an excellent mix of 'Outstanding' state schools and well regarded private establishments nearby. The prestigious Bancrofts schools are within an easy ten minute drive, and you have five 'Outstanding' primary schools all within a mile on foot.



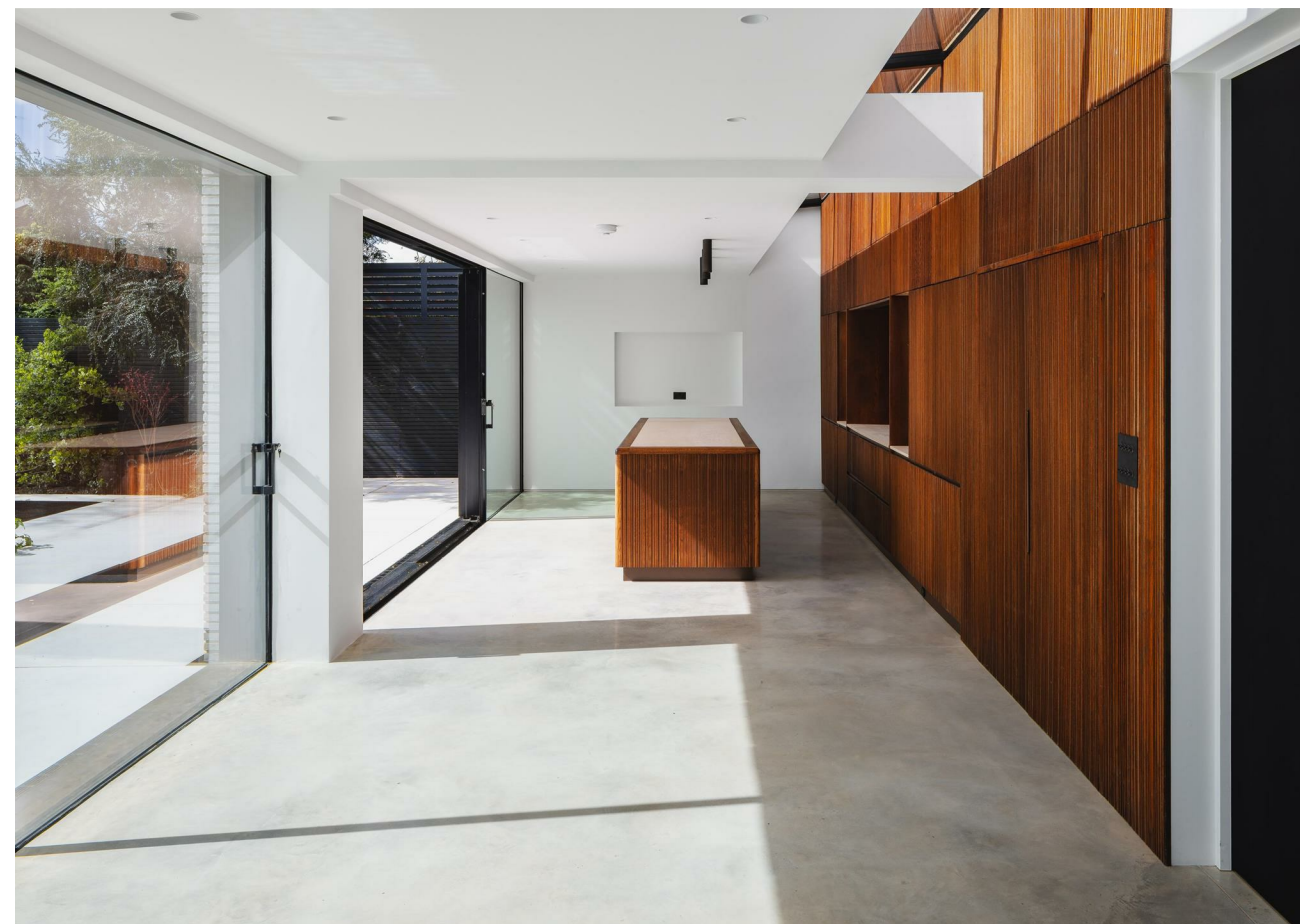
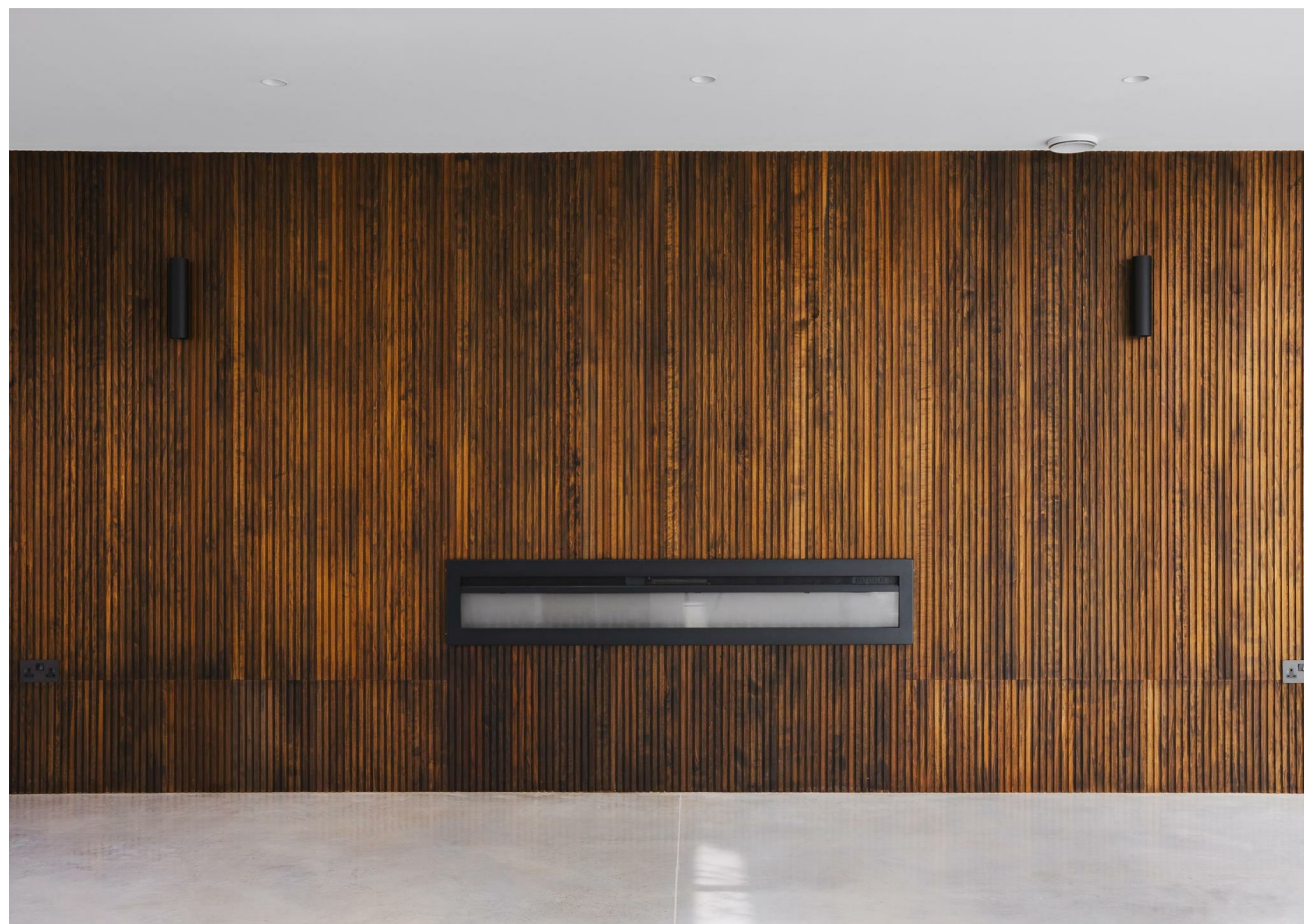
**A WORD FROM THE EXPERT...**

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets – M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

**BEN CHARLETON**  
E18 ASSISTANT MANAGER

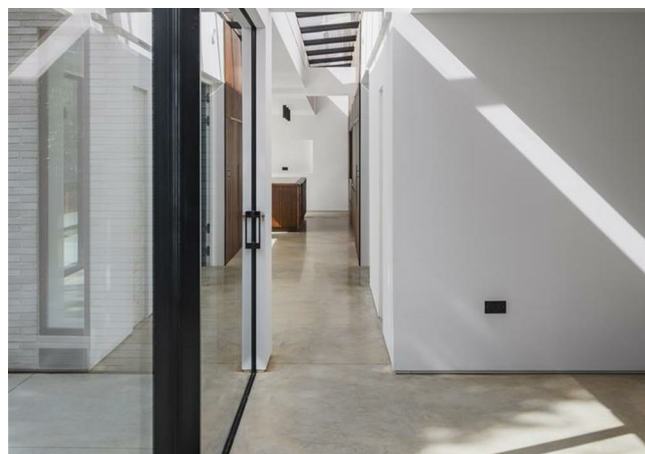
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approx. 62'4" x 32'9"

- |   |                                    |                                 |  |
|---|------------------------------------|---------------------------------|--|
| <b>Reception Room</b><br>17'10" x 25'5" | <b>Cloak Room</b><br>5'11" x 8'0"  | <b>Bathroom</b><br>8'1" x 11'1" | <b>Bedroom</b><br>15'5" x 9'9"           |
| <b>Kitchen/Diner</b><br>38'4" x 11'5"   | <b>WC</b><br>4'4" x 8'0"           | <b>Study</b><br>9'8" x 7'8"     | <b>Bedroom</b><br>15'1" x 22'4"          |
| <b>Pantry</b><br>5'8" x 6'11"           | <b>Storage</b>                     | <b>Bedroom</b><br>15'1" x 8'0"  | <b>Walk in Wardrobe</b><br>14'0" x 11'3" |
| <b>Storage</b>                          | <b>Garage</b><br>14'6" x 20'4"     | <b>Ensuite</b><br>13'11" x 8'2" | <b>Ensuite</b><br>14'0" x 12'2"          |
| <b>Utility Room</b><br>10'6" x 5'8"     | <b>Bedroom/Gym</b><br>18'4" x 9'3" | <b>Bedroom</b><br>14'0" x 13'8" | <b>Garden</b>                            |



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