



BUTLER & STAG

Plot 67, The Campion, Carpenters Yard, High Road

Epping

Zero energy bills guaranteed for 5 years*

Guide Price £975,000



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Plot 67, The Champion, Carpenters Yard

High Road, Epping

Your first 12 months mortgage, on us. Book your visit today. Carpenters Yard is a new sustainable design-led, neighbourhood of 2, 3 & 4 bedroom homes with prices starting from £450,000 in Epping. 50% of homes now sold. Homes ready for occupation in summer 2026!

- Your first 12 months mortgage, on us
- Amenities including a fitness studio, electric car & cycle sharing club in partnership with Nissan and Volt *
- Direct access to Thornwood Common
- Zero energy bills guaranteed for 5 years* as well as being EPC A rated
- A development delivered by gs8 – The UK's market leader in planet-positive homes
- All homes benefit from parking with dedicated EV charging
- 10-year structural warranty
- 6-minute drive to Epping tube station (Central Line)
- 2, 3 & 4 bedroom homes starting from £500,000



Zero energy bills guaranteed for 5 years*

A comfortable study and large living room greet you at the front, while the wide kitchen, dining and living space stretches out to the rear, opening onto the garden through double patio doors. Upstairs brings three double bedrooms (two en-suite), a bright single, and a family bathroom. This home is completed by a ground floor WC, utility room/pantry, indoor and outdoor storage, entry porch, and a carport with EV charging.

The Neighbourhood:

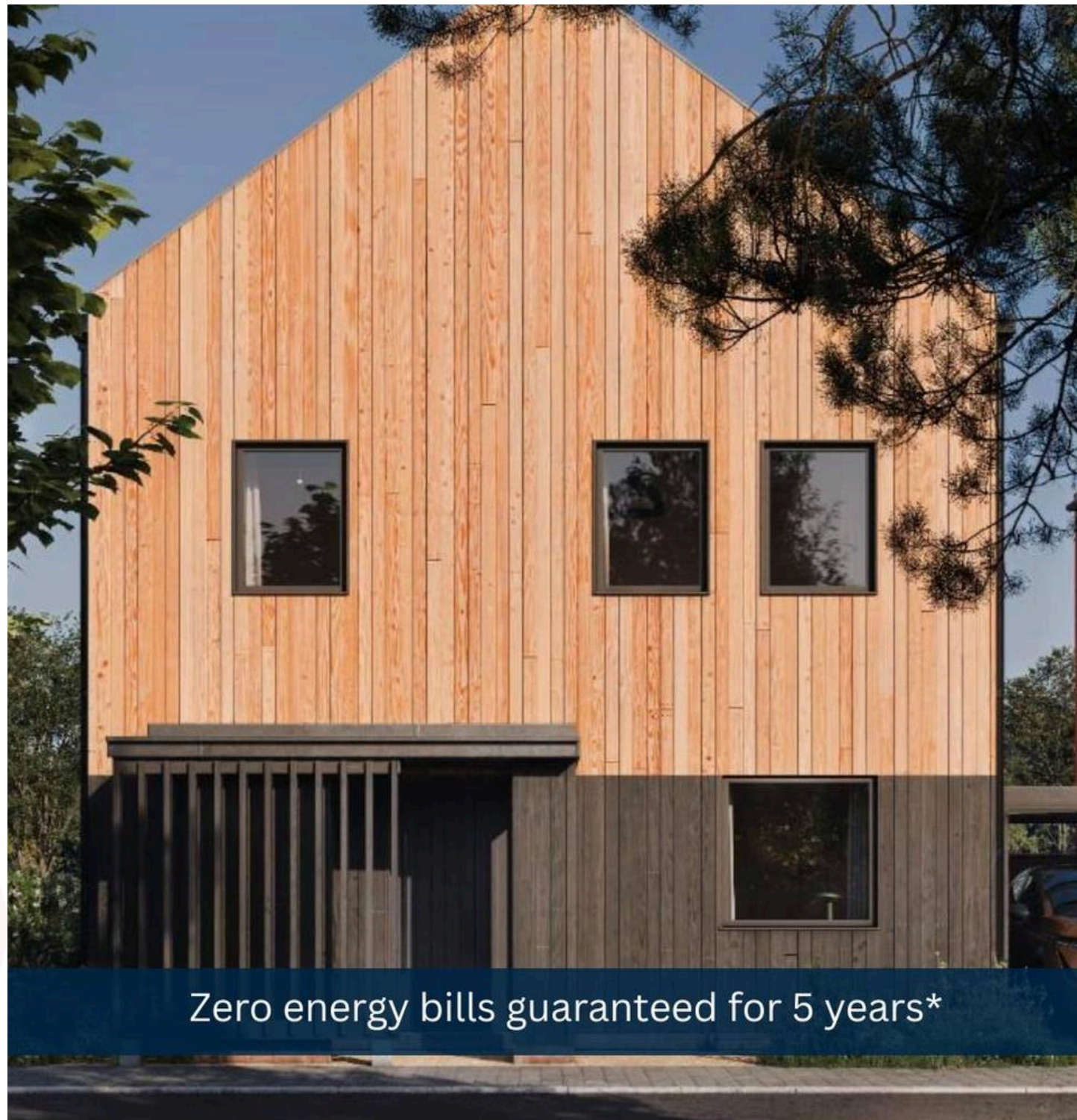
Designed & delivered by RIBA award-winning developers gs8 and architects Boehm Lynas. Gs8 are delighted to be the UK's largest development to offer no home energy bills for five years, in partnership with Octopus Energy. Zero Bills is the world's first smart tariff powered by Octopus Energy, helping you live in comfort with no energy bills for your home, guaranteed for at least five years.

Conceived with community at its core and through engaging with local residents, every element has been considered to create a thriving neighbourhood, with an on-site fitness studio, local café and grocery store, a Reuse and DIY Centre, and outdoor spaces including forest play areas, walking trails, and a large pond, Carpenters Yard has been thoughtfully designed to bring nature and community together.

This beautifully designed planet-positive neighbourhood redefines regenerative living.

The Homes:

At Carpenters Yard we have a collection of two, three and four-bedroom homes, the development has a wide variety of homes available to suit your family needs. There will be terraced, end of terrace, semi-detached and detached homes within the community. Each home is set over two floors with



Zero energy bills guaranteed for 5 years*



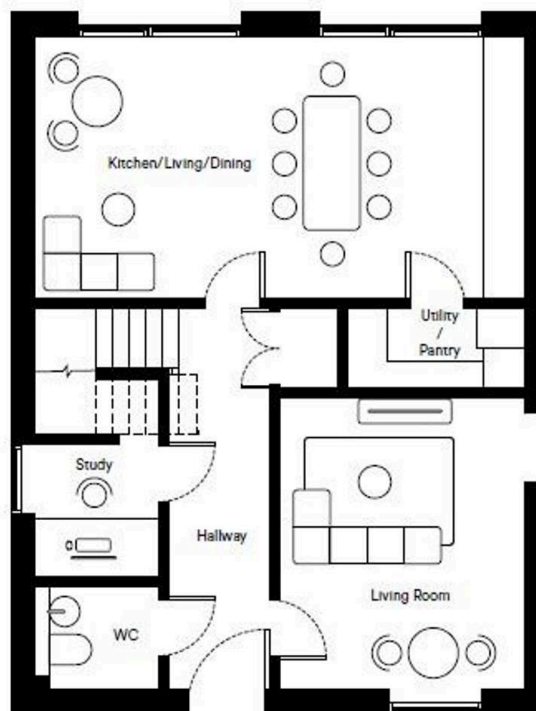
Zero energy bills guaranteed for 5 years*





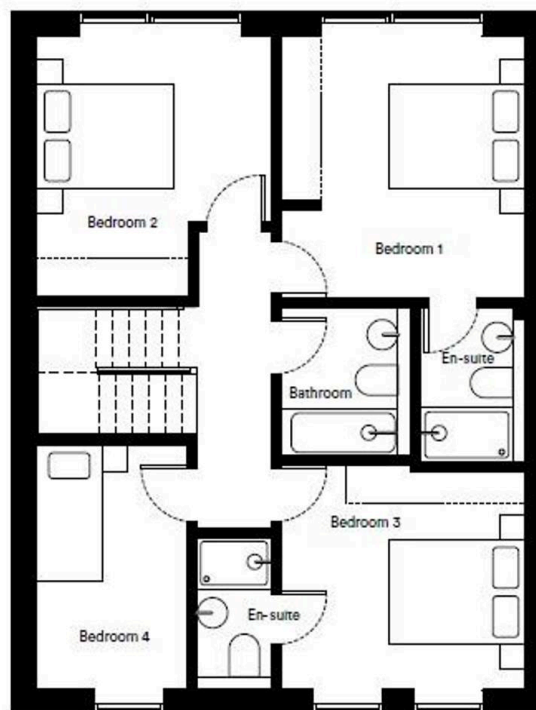
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CAMPION
Floor plan



Total	134m²
Kitchen/Living/Dining	7.00m x 3.80m
Living Room	4.22m x 3.55m
Utility/Pantry	2.60m x 1.20m
Study	1.93m x 1.80m
Bedroom 1	3.80m x 3.6m
Bedroom 2	3.37m x 3.80m
Bedroom 3	3.56m x 3.20m
Bedroom 4	3.35m x 2.20m

Total	1441 sq ft
Kitchen/Living/Dining	22ft 11" x 12ft 5"
Living Room	13ft 10" x 11ft 7"
Utility/Pantry	8ft 6" x 3ft 11"
Study	11ft 1" x 12ft 5"
Bedroom 1	12ft 5" x 11ft 9"
Bedroom 2	10ft 8" x 12ft 4"
Bedroom 3	11ft 8" x 10ft 5"
Bedroom 4	10ft 11" x 7ft 2"



FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



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[butlerandstag.uk](https://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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