Hill Hall, Epping, CM16

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Guide Price £775,000 - £825,000

Hill Hall is located in an exclusive private gated development of just twenty properties. An impressive Grade I Listed Elizabethan country residence together with Grade II listed mews houses.

Leasehold

- Unique Mews-Style Property
- Mezzanine/Study Area
- Kitchen/Dining Area
- Chain Free
- Three Bedrooms/Two Reception
- Allocated Parking/Single Garage
- Private Courtyard Garden

This beautifully presented property spanning over 1700 sq ft is simply stunning, the property boasts bright and airy living throughout with a large lounge, three spacious bedrooms the master having the benefit of an en-suite, a kitchen/dining room completes the ground floor.

To the first floor you will find the mezzanine which can be used for a number of things including a large study or a cinema room. Externally the property offers a private courtyard garden which is the ideal space for entertaining in the summer.

With a grand gated entrance, Hill Hall development, is a characterful property set within manicured grounds of approximately twenty acres, which include two tennis courts, Victorian ponds and 20 acres of parkland, all just three miles from the historical town Epping and Central Line for easy access into Central London.

Service Charge-£466.69 per month (from 1st Aug 2022-31st July 2023)
Remaining Lease- 977 years
Ground Rent- £150 per annum
Council-Epping Forest
Tax Band- G

Hill Hall, CM16

Approx. Gross Internal Area 1754 Sq Ft - 162.95 Sq M

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Ground Floor

Floor Area 1508 Sq Ft - 140.09 Sq M

First Floor

Floor Area 246 Sq Ft - 22.85 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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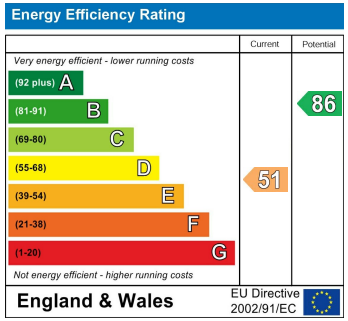

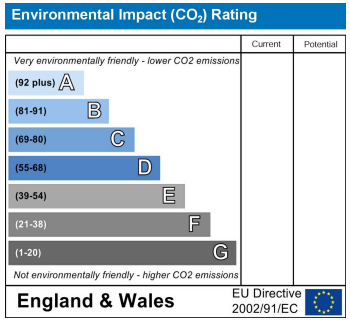

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

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01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk