Hill Hall, Epping, CM16

BUTLER & STAG

## Guide Price £900,000-£925,000.

**This wonderful Grade I Listed Elizabethan Mansion known as Hill Hall was carefully converted in the year 2000 to create a unique residence with high specifications whilst retaining much of the traditional character of the building.**

# Leasehold

- Stunning Grade I Listed Elizabethan Mansion
- Three Bedrooms/Three Bathrooms
- Beautifully Presented
- Immaculate Grounds
- Split Level Apartment
- 3m High Ceilings & Sash Windows Throughout
- Lift Access To All Floors
- Allocated Parking & Garage

Offering an abundance of space over the internal split-level accommodation & spanning more than 2100 sq. ft, this stunning three-bedroom/three-bathroom apartment offers complete luxury with a range of bespoke finishes running throughout alongside some of the finest views of Epping's incredible countryside via the spectacular floor-to-ceiling sash windows the apartment has to offer.

This incredible apartment is set out across two floors with internal accommodation comprising of an entrance hallway, leading onto an impressive formal lounge with a feature fireplace & 3m high ceilings. Continuing on, the ground floor also holds the third bedroom which is currently occupied as a dining room, whilst also offering a ground floor shower room, bespoke fully integrated kitchen/breakfast room with a central island with granite work surfaces.

Upon the first floor are two further bedrooms, a family bathroom & a utility room. Of particular note to this level is the master bedroom suite which holds a contemporary en-suite bathroom & a walk-in dressing room. The apartment also has the benefit of a lift to all floors and a security video entry phone system. Externally, the property comes with allocated parking plus a single garage.

This residence is situated on high ground with far-reaching views of the countryside and the stunning grounds approaching 40 acres of maintained gardens and grounds, including a lake, tennis courts, and a Grade II listed bathing pavilion.

Hill Hall lies just outside Epping town centre and has good access to transport links into London and beyond. Epping has an excellent range of shops, restaurants, and leisure facilities with a sports centre and various golf clubs within easy reach.

# Hill Hall

Approx. Gross Internal Area 195.74 Sq M ( 2107 Sq Ft )

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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.

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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