Palmers Hill, Epping, CM16

BUTLER & STAG

Hillcrest is a stunning Grade II listed Georgian gated residence which has in recent years been sympathetically updated with style and imagination to create a beautiful family home in the heart of Epping's vibrant town centre.

- Gated Detached Grade II Listed Georgian House
- Three Bathrooms
- Detached Double Garage
- 0.5 Acre Plot Size
- Six Bedrooms/Four Receptions
- Off-Street Parking For Four/Five Vehicles
- Circa 4200 sq ft
- Central Epping Location

Originally two cottages with a vast extension, Hillcrest can accommodate large families with ample guest accommodation alongside offering stunning secluded grounds.

The principle living accommodation spanning in excess of 3800 sq ft is arranged over two floors. A grand entrance hallway welcomes you into the home and immediately provides access to three of the four reception rooms along with one of two staircases. Leading through the dinning area you're greeted with a stylish & modern fitted kitchen with dual aspect allowing an abundance of natural light and south facing views out onto the outside entertaining space. The ground floor is then complete with a bathroom and utility room along side a separate fourth reception and second staircase leading to bedrooms five & six.

Upon the first floor, there are six bedrooms complimented by two family bathrooms with particular note the master bedroom offering a stunning dressing room with fitted wardrobes.

Externally, the property is met with electric gates opening onto a shingled driveway allowing parking for five/six vehicles with the added bonus of a detached double garage. The plot sits on half an acre of land with the main al fresco entertaining area positioned to the rear of the kitchen/diner with French doors leading to & from onto the block patioed seating area. The remainder of the garden is laid to lawn which has been beautifully landscaped and offers various amount of secluded suntraps plus mature planted boarded with established trees.

Hillcrest is in a private prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.

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Ground Floor
Approx. 178.55 Sq. meters (1922 Sq. feet)

First Floor
Approx. 177.44 Sq. meters (1910 Sq. feet)

Total area(Including Garage): approx. 387.30 Sq. meters (4169 Sq. feet)
Total area(Excluding Garage): approx. 355.99 Sq. meters (3832 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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