Hill Hall, Epping, CM16

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

Leasehold

- Stunning Gated Development
- Three bedroom/Three Bathroom Mews House
- Large Formal Reception With Separate Kitchen/Diner
- Private Westerly Facing Rear Garden
- Allocated Parking & Garage
- 976 Years Remaining Lease
- Circa 20 Acres Of Communal Grounds
- Chain Free

This immaculate example of a Mews House offers close to of 1700 Sq. ft of accommodation spanning over two floors. Upon entering, a centralized hallway provides a welcoming entrance allowing access to all aspects of the ground floor which includes one of three double bedrooms accompanied with a volume of fitted wardrobes. Leading on, the kitchen/breakfast room is a culinary haven, with top-of-the-line appliances, ample counter space, and a delightful breakfast nook for casual meals. The main hub of the home is then the striking formal reception with extended heightened ceilings and views into the rear garden.

The first floor is kept by two vast double bedrooms, both holding en-suite facilities, with the master offering both a fitted bathroom & shower. Both bedrooms are also furnished with fitted wardrobes.

The gem in the crown to this Mews House is the stunning Westerly facing rear garden which extends to almost 30ft in length mainly laid to lawn with an initial block paved patio area alongside mature bordering/hedges screening from neighbouring properties.

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 **155.3** Sq M (**1,671.8** Sq Ft)

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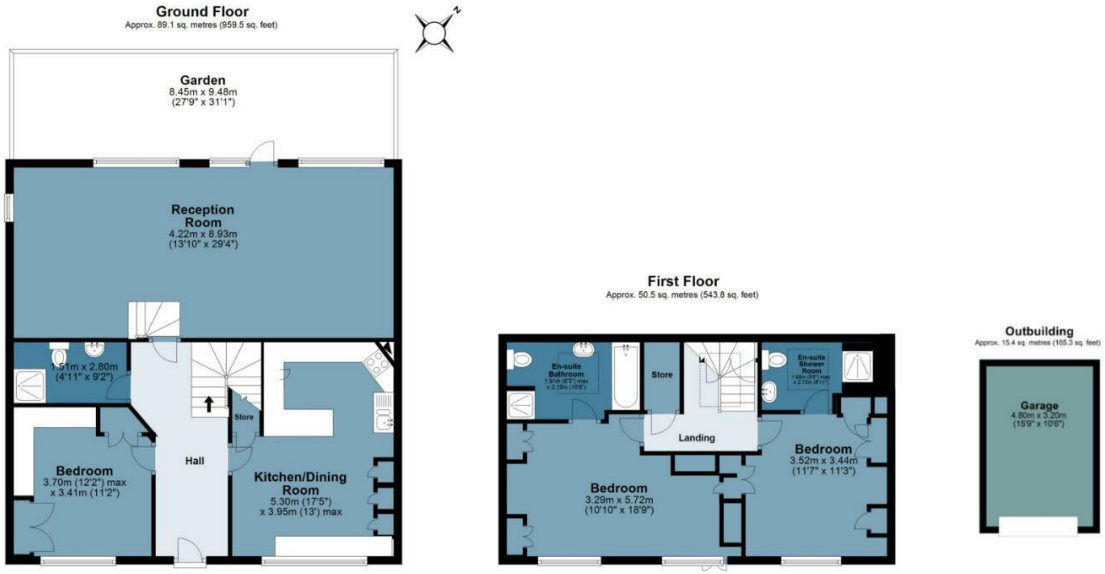

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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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