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ESTATE AGENTS

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**Significant Grade II Listed Mansion**

**Six Bedrooms, Five Receptions**

**Double Garaging**

**Landscaped Gardens Covering Approximately  
3.5 Acres.**

**Heated Outdoor Pool with Pool House**

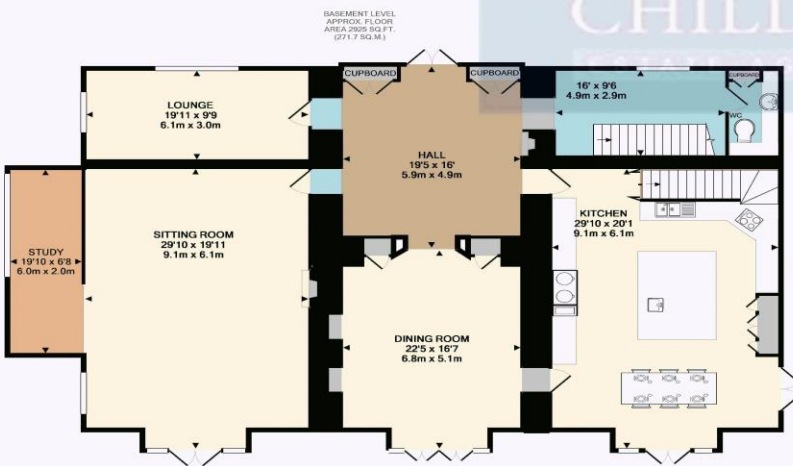
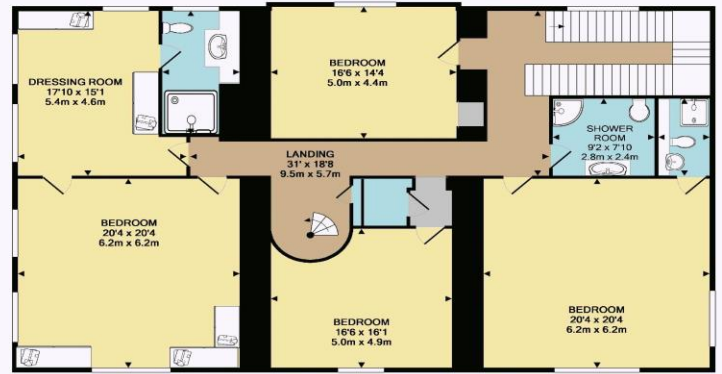
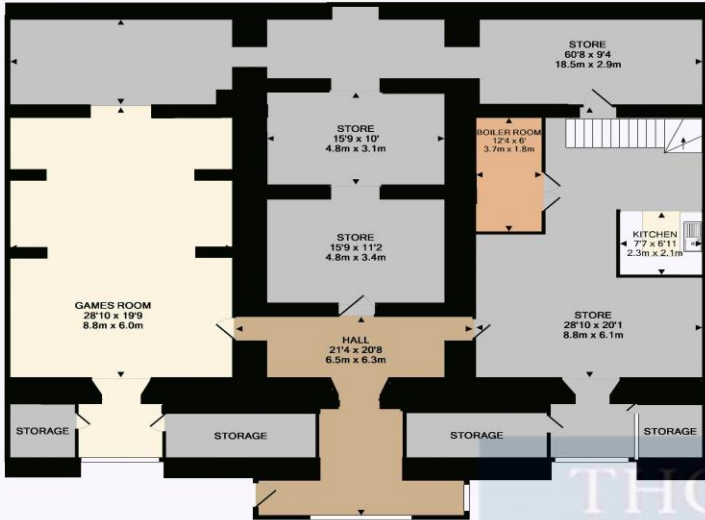
**Significant Cellar**



**Hill House Tolmers Park**  
Newgate Street Village, SG13 8RG

**Offers in Excess of  
£2,500,000**

Hill House is a substantial and imposing mansion house which is spread over four floors and measures over 8000 square foot. Hill House forms the major part of this historic manor house and boasts impressive period features, high ceilings and huge windows overlooking the well kept Gardens and the London Skyline. The accommodation consists of four reception areas, a large bright eat in kitchen with access to terrace, six bedrooms (Master with Large Dressing Room), four bath/shower rooms, An extensive cellar with games room, utility area and room for teenagers or conversion for staff accommodation. The Landscaped grounds and gardens cover around 3.5 acres and include a outdoor heated swimming pool, pool house with W.C and shower and a double garage. The property is entered through electric gates and approached by a sweeping gravel drive. We highly recommend viewing this spectacular Mansion House.



TOTAL APPROX. FLOOR AREA 8318 SQ.FT. (772.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.