



FINE & COUNTRY

Off Crooked Mile | Hollyfield Nr Waltham Abbey | EN9 2EP | £885,000





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Nestled in the charming hamlet of Hollyfield, Monkham's Hall is a remarkable end-terrace house that boasts a rich history as the former country home of the Lord Lieutenant of Essex. This period property, approached by a private uphill drive of approximately half a mile, is set on a high ridge and surrounded by hundreds of acres of Green Belt, offering exceptional views of London and the picturesque counties of Essex and Hertfordshire.

Monkham's Hall and the Estate have links in modern history as it was used during the second world war utilised as South East Bomber Command HQ and visited by Sir Winston Churchill, who we have been informed used the property as a base when running for Parliament in Epping (Woodford).

With four spacious reception rooms, a generously sized kitchen/breakfast room, this elegant home provides flexible accommodation ideal for family living. The first floor features a stunning 28ft conservatory/orangery, glazed on three sides, which captures remarkable vistas and floods the space with natural light.

The accommodation is arranged over three floors and comprises of four well-appointed bedrooms and three bathrooms, ensuring comfort and convenience for all residents. If required a self contained annex suite could be utilised using a separate communal staircase.

Outside, the mature gardens are beautifully landscaped with yew topiary, box hedging, and a variety of shrubs and spring bulbs, creating a tranquil outdoor retreat. Additionally, a small piece of freehold land nearby includes a timber shed and heating-oil tank, enhancing the property's appeal.

Monkham's Hall is conveniently located within 15 miles of central London, making it an excellent choice for commuters. The nearby Loughton Tube station, just 5½ miles away, offers swift access to the city, with average journey times to Liverpool Street and Oxford Circus of 25 and 36 minutes, respectively. The M25 and A10 are also easily accessible, while the area is well-served by reputable schools, including Haileybury and various state options.

For those who enjoy outdoor pursuits, the Lee Valley Park is located at the start of the drive, and Epping Forest, wildlife reserves, golf, riding, and sailing facilities are all within a short distance. The meadows adjacent to the Hall provide glorious walks and stunning views over the London skyline.

The property has a share of the freehold with a 999 year lease dating from 1959. There is no ground rent or maintenance charge. There is no gas connected to the property and the property has a shared septic tank with the other two properties. Mains Electric and water are connected. There is a electric gated private driveway from the Crooked Mile with a right of way.

Agents Note

The Private Garden is situated at the opposite end of the Manor House and there is no direct access from the house.

- Share of Freehold House
- 4 Double Bedrooms
- 4 Large Reception Rooms
- 3 Bathrooms
- Kitchen/ Breakfast Room
- Stand Alone Garden
- Parking Area & Driveway
- Stunning Views
- Oil Fired Heating





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Tenure: Leasehold - Share of Freehold
Council: Epping Forest Council
Tax Band: C







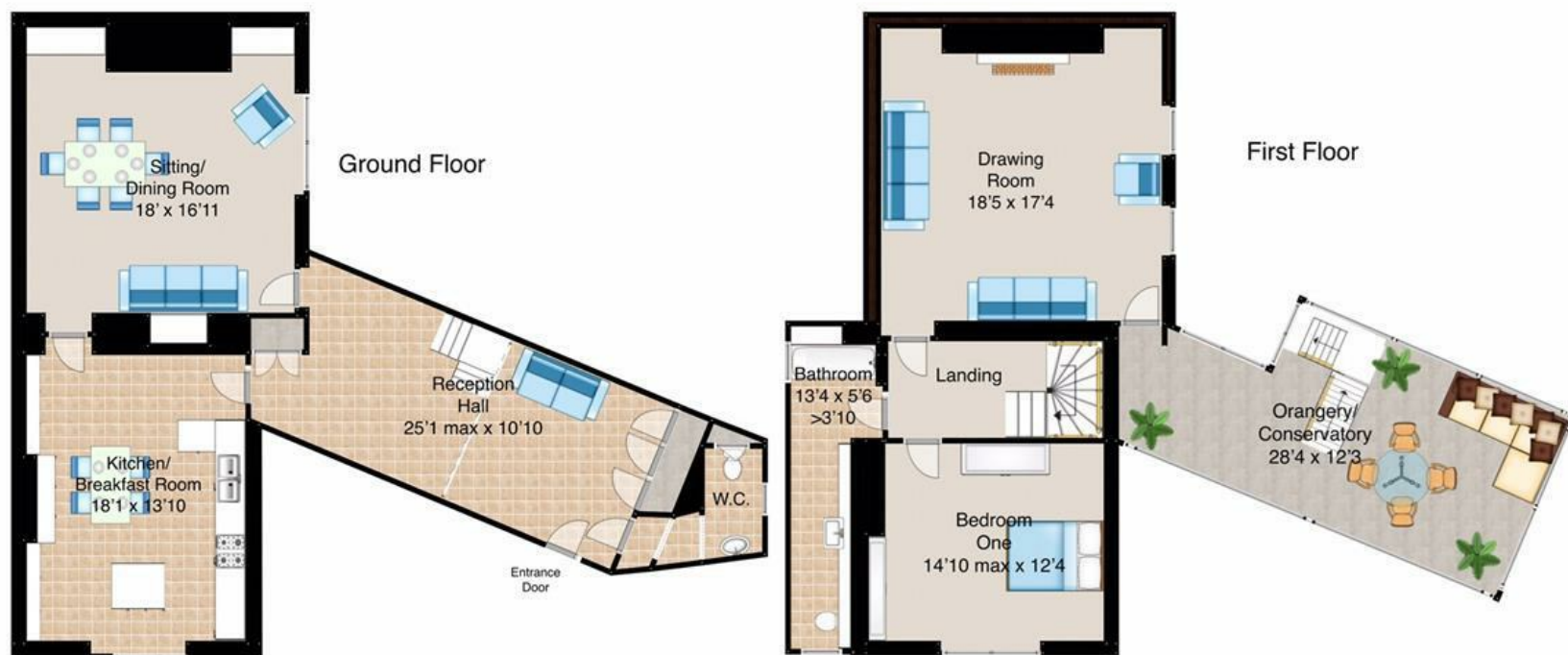






Monkham's Hall
Hollyfield
Nr Waltham Abbey

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Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA
Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA
Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk