



Paternoster Row, Noak Hill



Paternoster Row Noak Hill

**Guide Price £1,500,000 to
£1,600,000**

**Exceptional High-Specification Detached
Residence | Approx. 0.53 Acres (STLS) | No
Onward Chain.**

Occupying a secluded position along a quiet country lane and surrounded by picturesque rolling countryside, this outstanding five-bedroom detached home offers an exceptional blend of luxury, space, and convenience. Extensively extended, reconfigured, and fully refurbished to an impressive standard, the property provides versatile accommodation ideal for modern family life and multi-generational living. Finished with meticulous attention to detail throughout, features include underfloor heating to the ground floor, an integrated speaker system, solid oak doors and staircase, and beautifully appointed kitchen and bathroom suites. The spacious accommodation comprises a grand reception hall, two generous reception rooms, a stunning kitchen/dining room, utility room, luxurious principal bedroom suite with dressing room and en suite, two further ground floor bedrooms, and an elegant family bathroom. To the first floor are two additional double bedroom suites, both benefitting from stylish en



suite facilities and far-reaching countryside views. The property is approached via an impressive in-and-out driveway providing extensive off-street parking and leading to a substantial detached quadruple garage. Secure electric gates open onto beautifully maintained grounds extending to approximately 0.53 acres (STLS), with expansive lawns, mature planting, and a recently installed sun terrace, creating the perfect setting for outdoor dining, entertaining, and enjoying the peaceful rural surroundings. Despite its idyllic setting, the property remains highly convenient for commuters, with Harold Wood Station and Elizabeth Line services providing direct access to Central London, while the M25, A12, Romford, and Brentwood are all within easy reach. EPC E

Family/Kitchen/Breakfast Room 29' 5" x 23' 2" (8.97m x 7.06m)

Sitting Room 14' 9" x 12' 10" (4.50m x 3.91m)

Bedroom 1 13' 8" x 13' 0" (4.17m x 3.96m)

Bedroom 2 19' 4" x 19' 0" (5.89m x 5.79m)

Bedroom 3 14' 8" x 14' 6" (4.47m x 4.42m)

Bedroom 4 12' 8" x 10' 0" (3.86m x 3.05m)

Bedroom 5 11' 0" x 9' 3" (3.35m x 2.82m)

Bedroom 6 / gym 12' 1" x 11' 9" (3.68m x 3.58m)

Dressing room 13' 1" x 12' 8" (3.98m x 3.86m)

Garage / workshop 25' 3" x 24' 8" (7.69m x 7.51m)











WN

PROPERTIES

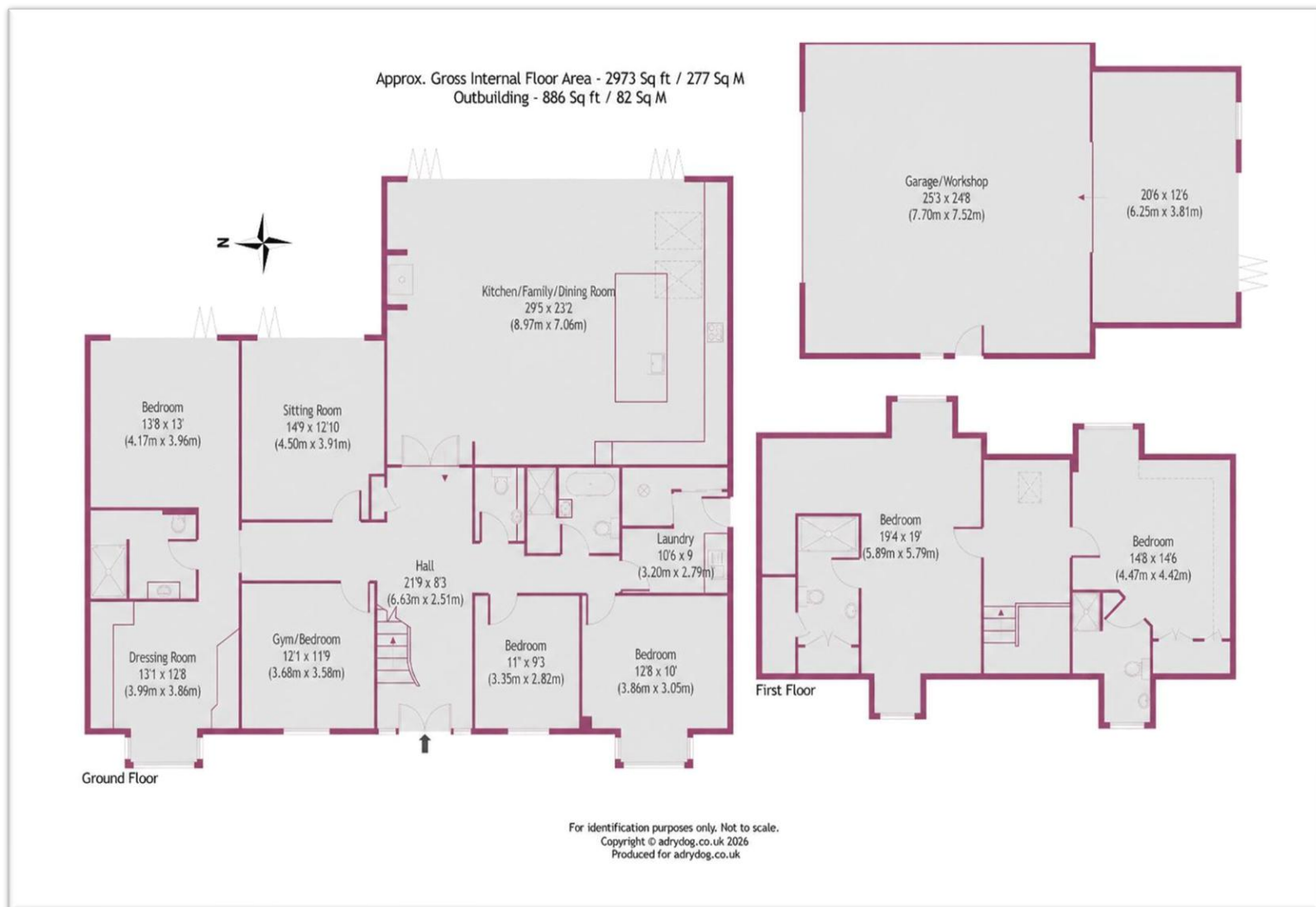


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	40 E	
21-38	F		
1-20	G		

Council Tax Band F

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