



Hill Hall, Epping, CM16

BUTLER & STAG



**Set within the highly prestigious Hill Hall, Epping, this impressive four-bedroom mews house which has been fully renovated forms part of an exclusive gated development, offering a rare combination of privacy, security and architectural heritage.**



## Leasehold

- Secure Gated Development Set Within Circa 40 Acres Of Grounds
- Grade II Listed Mews House
- Four Double Bedrooms/Two Bathrooms
- Striking Open Plan Kitchen/Diner
- State Of The Art Cinema Room/ Separate Formal Lounge
- Private Courtyard Garden

The accommodation is beautifully presented throughout, blending historic charm with contemporary luxury. At the heart of the home is a striking kitchen/diner, featuring sleek matt black cabinetry and elegant marble worktops, creating a sophisticated space ideal for both everyday living and entertaining. The property further benefits from two stylish bathrooms, thoughtfully designed to serve family life and visiting guests alike.

A real highlight of the home is the state-of-the-art cinema room, providing an exceptional space for entertaining or enjoying relaxed evenings at home. Externally, the property enjoys the convenience of allocated parking in addition to a separate garage, ensuring ample parking and storage options. A private courtyard rear garden offers minimal upkeep and space to enjoy away from the remainder of the estates communal grounds which includes a tennis court.

The property is offered with an exceptionally long lease of over 950 years, providing long-term peace of mind.

Epping is renowned for its blend of countryside charm and modern convenience, making it highly attractive to families and professionals alike. The area offers excellent transport links into central London, along with historic landmarks, open green spaces and a range of local amenities.

Combining period elegance, modern finishes and an enviable setting, this outstanding mews house represents a rare opportunity to secure a home within one of Epping's most sought-after developments. Early viewing is highly recommended.

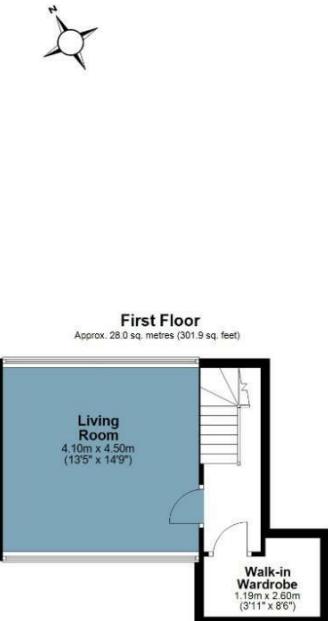


## Hill Hall

Approx. Gross Internal Area 181.3 sq. metres (1951.4 sq. feet)



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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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