

BUTLER & STAG



22 Hill Hall, Theydon Mount
Epping

Offers Over £750,000



22 Hill Hall

Theydon Mount, Epping

Nestled within the breathtaking 20-acre grounds of the renowned Grade I Listed Hill Hall gated development, this beautifully presented three double bedroom family home offers a rare opportunity to live in one of Essex's most prestigious and historically significant settings—just a few minutes' drive from Epping.

- Master Bedroom With En-suite
- Spacious Lounge/Dining Area
- Study/Downstairs WC
- Gated Listed Development
- Three Bedrooms
- Well Presented Throughout



This thoughtfully designed home begins with a welcoming entrance hall, leading to a convenient home office and a stylish ground floor WC. Beyond, you'll discover a spacious open-plan lounge and dining area featuring elegant parquet flooring and plantation shutters, creating a warm and refined atmosphere perfect for both relaxing and entertaining.

The kitchen is finished to a high specification with sleek granite worktops and equipped with an array of modern integrated appliances, meeting all the needs of contemporary living.

Upstairs, the property continues to impress with three generously sized double bedrooms. The master bedroom benefits from its own private en-suite shower room, while bedroom three comes fitted with built-in wardrobes. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property enjoys a private garden—ideal for quiet outdoor living—as well as its own garage, and additional visitor parking for guests.

Set against the magnificent backdrop of Hill Hall, this home combines the elegance of historic surroundings with the comforts of modern living. The development offers a truly unique lifestyle experience, with beautifully maintained communal grounds, all securely accessed via electric gates.

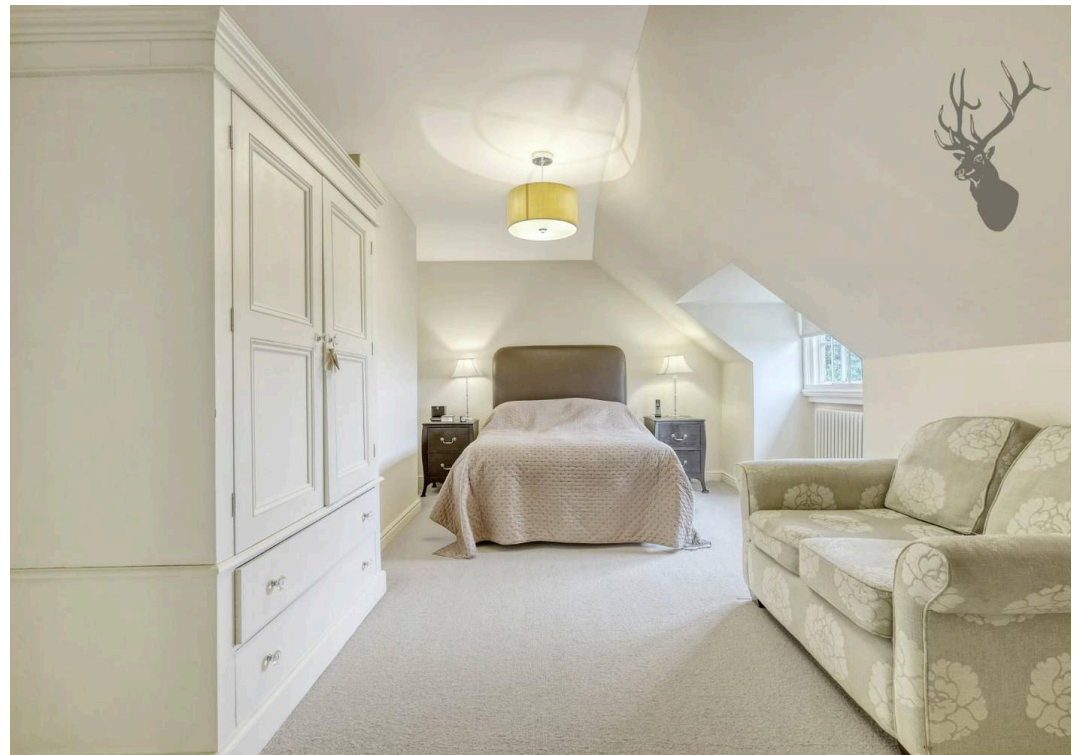
This is an exceptional property in a one-of-a-kind setting, and internal viewing is highly recommended to fully appreciate the atmosphere, beauty, and quality this home has to offer.

Council Tax band: G

Tenure: Leasehold

EPG Energy Efficiency Rating: C



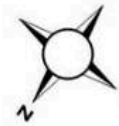




Hill Hall

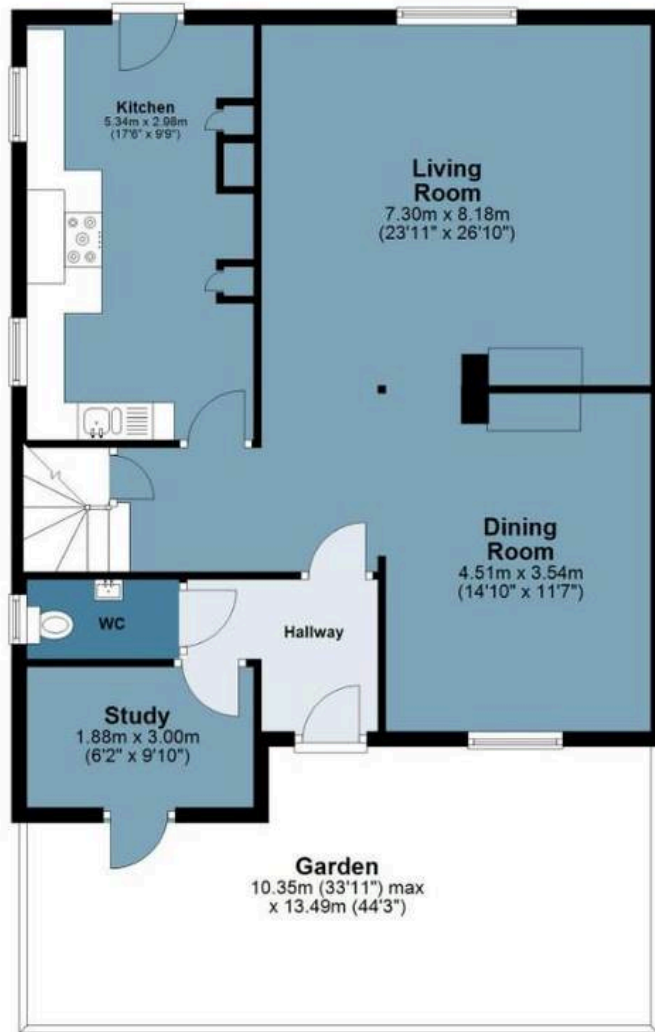
Approx. Gross Internal Area 149.7 Sq M (1611.9 Sq Ft)

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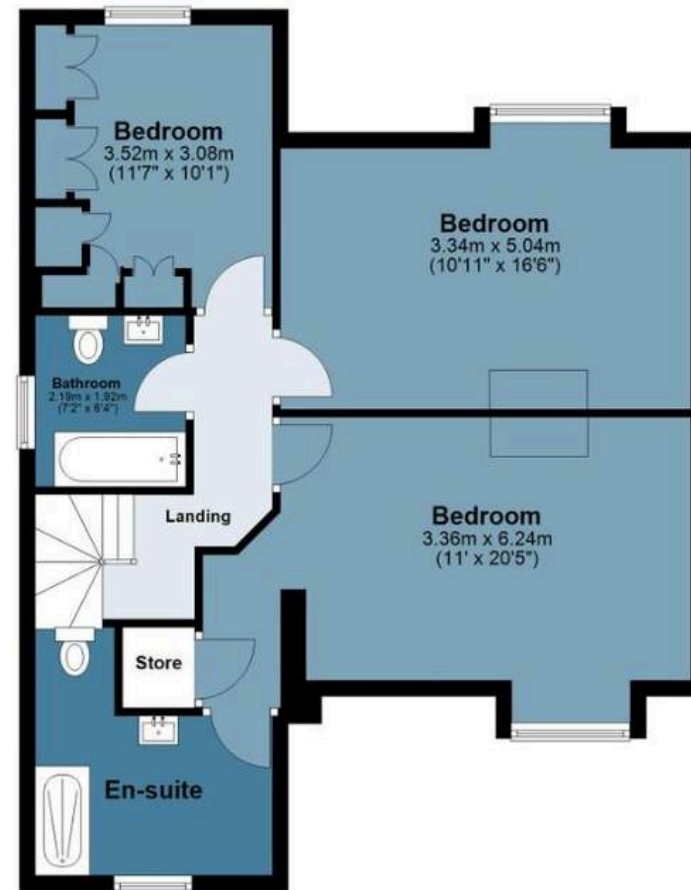
Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.1 sq. feet)



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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Like what you see? Let's talk

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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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