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P R I M E R E S I D E N T I A L

P R E S E N T S

Hill Hall, Theydon Mount, Epping



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PRIME RESIDENTIAL

Hill Hall, Theydon Mount, Epping

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Elliott James are delighted to bring to market this fabulously appointed three storey apartment set in a historic Grade 1 listed Elizabethan Mansion. The building was sympathetically developed and renovated in 2001 and includes many charming and character features. Set in approximately twenty acres of beautiful park-like grounds which includes lakes, a pavilion, two tennis courts and panoramic views of the surrounding countryside. There is a garage en bloc and an allocated parking space plus further ample visitor parking.

Split over three levels, the property comprises of enormous living room with feature fireplace and far-reaching views, modern fitted kitchen with integrated appliances, utility room, dining room, cloakroom, dressing room, master bedroom with large en-suite bathroom including free standing bath, sauna, shower and large dressing room. There are a further three double bedrooms, two benefitting from en-suite bathrooms.

Access to the development is via electric gates leading to an imposing tree-lined driveway.

Hill Hall is approximately 3 miles south east of Epping town centre and within easy reach of M25, M11 and Central Line tube.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 3674.00 sq ft	Type Apartment	Style 1500's
Bedrooms 4	Receptions 3	Bathrooms 3
Tenure Leasehold	Local Authority Epping Forest	Tax Band G

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PLANS



GROSS INTERNAL AREA
FLOOR 1: 322 sq. ft, 30 m², FLOOR 2: 2577 sq. ft, 239 m²
FLOOR 3: 775 sq. ft, 72 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 191 sq. ft, 18 m²
TOTAL: 3674 sq. ft, 341 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Map data ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	D	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	D	



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