



Hill Hall, Theydon Mount, CM16 7QQ

Asking Price £575,000



MILLERS  
ESTATE AGENTS

**\* MEWS STYLE HOME \* ENJOYING GROUNDS OF HISTORIC MANOR HOUSE \* PRIVATE REAR GARDEN \* STUNNING PROPERTY \***

Millers are pleased to offer this unique mews-style property, occupying a courtyard position, adjacent to the historic Grade I Listed Elizabethan mansion of Hill Hall. The property is set in approximately 23 acres of beautiful parklands and grounds. The property is approached by a long formal driveway with impressive wrought iron gates and controlled by a secure entry phone system.

The property has been sympathetically restored enhancing the individual features offered in this property to include multi-paned arched floor-to-ceiling windows and vaulted ceilings with open beam work to lounge. fitted kitchen/diner, cloakroom, en-suite bathroom, shower room, private garden and garage in nearby block.

The property comprises of an entrance hallway/study, a modern fitted kitchen/diner with granite effect working surfaces and ground floor cloakroom, Stairs from the hallway lead down to an impressive lounge/dining room with vaulted ceiling and doors and windows overlooking the rear garden. Located on the upper floor are two good sized bedrooms, with an en-suite to the master bedroom and a family bathroom. From bedroom two there are stairs up to a mezzanine level which is currently being used as an office space/guest bedroom. Service charges are liable for this property.

The property has a private rear garden with mature shrub and hedge borders, lawn area and patio area for Al-Fresco dining. To the front of the property is a driveway leading to an allocated parking space. A garage en bloc is also close by.





## **GROUND FLOOR**

### **Entrance Study Room**

10'7" x 10'5" (3.23m x 3.18m)

### **Cloakroom WC**

5'8" x 3' (1.73m x 0.91m)

### **Kitchen Dining Room**

20'1" x 11'10" (6.12m x 3.61m)

## **LOWER GROUND FLOOR**

### **Vaulted Living Room**

12'0" x 25'5" (3.65m x 7.74m)

## **FIRST FLOOR**

### **Bedroom One**

13'1" x 10'1" (3.99m x 3.07m)

### **En-suite Bathroom**

6'7" x 6'5" (2.01m x 1.96m)

### **Bedroom Two**

13'6" x 10'6" (4.11m x 3.20m)

### **Shower Room**

6'8" x 5'2" (2.03m x 1.57m)

## **SECOND FLOOR**

### **Loft Room**

10'10" x 7'0" (3.30m x 2.14m)

## **EXTERNAL AREA**

### **Garden**

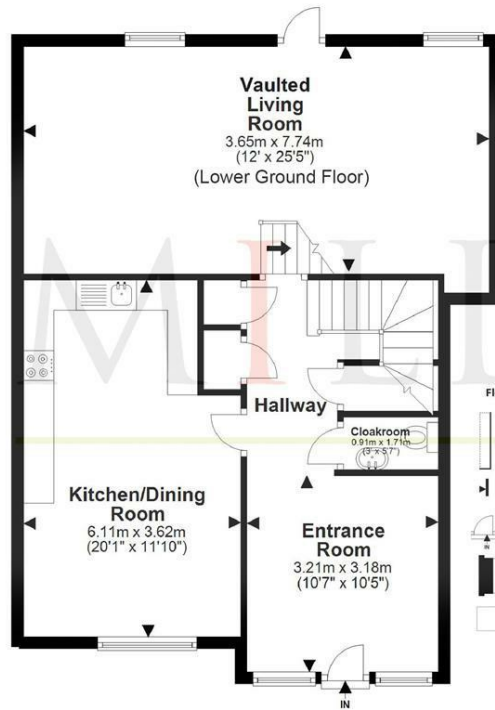
24 x 28'3" (7.32m x 8.61m)

### **Allocated Parking Space**

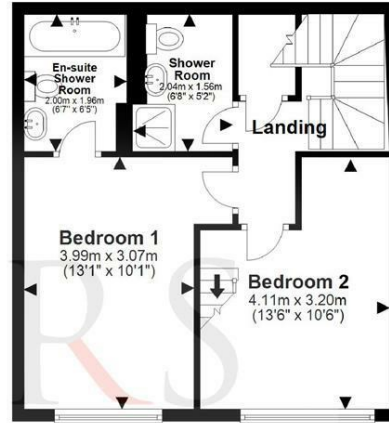
### **Garage**

### **Extensive Private Grounds**

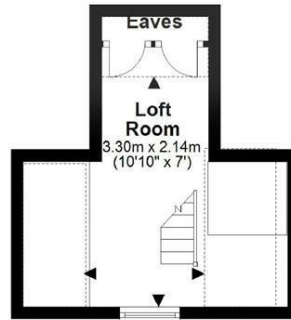
**Ground Floor**  
Approx. 73.2 sq. metres (787.6 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.9 sq. feet)



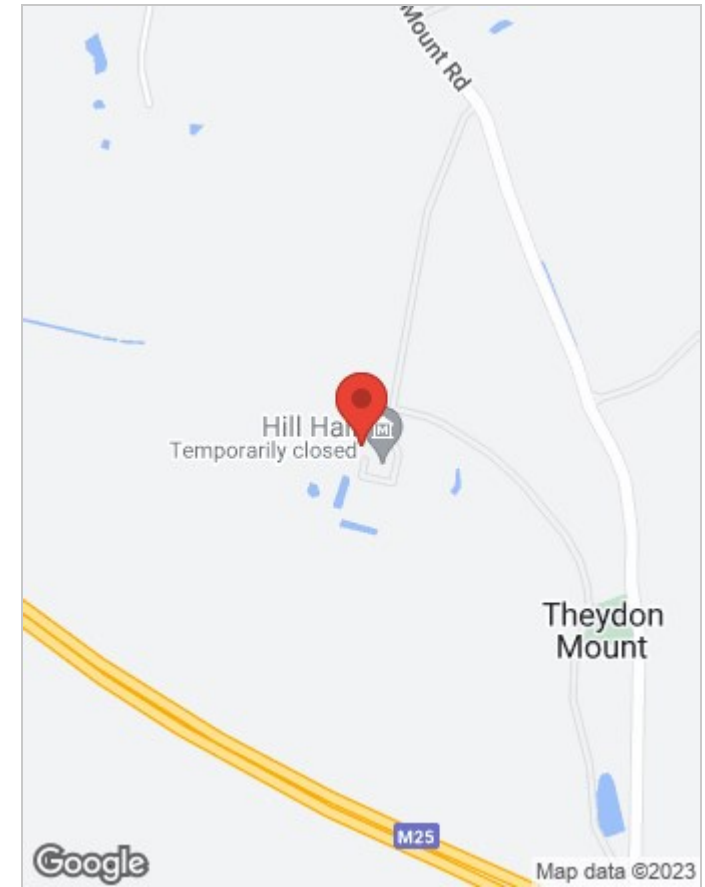
**Second Floor**  
Approx. 14.9 sq. metres (160.9 sq. feet)



- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & fireplace
  - Sky light/elevated window

Total area: approx. 128.0 sq. metres (1377.4 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Viewing**

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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