



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

P R E S E N T S

Beech Hill House, Pynest Green Lane



E | J james

# Beech Hill House, Pynest Green Lane



\*AVAILABLE NOW \* SIX BEDROOMS \* GATED

Elliott James Prime Residential are delighted to welcome to the rental market this exceptional gated family home situated in a semi-rural area, with far reaching uninterrupted views over the surrounding land. The property has been renovated by the current owners to an exceptional standard and offers spacious accommodation on all levels. The main residence accommodation is designed over two floors with the ground floor comprising of a Grand Entrance Hall with feature fireplace, Formal Reception Room with bespoke fireplace and two patio doors opening onto the rear garden patio, Family TV Room, Study, Inner Hallway leading to Cinema Room, Games Room, Orangery with patio doors onto rear garden patio, Kitchen, Breakfast, Dining Room, Walk in Pantry, Utility Room, Boot Room and Cloakroom.

The First Floor has a beautiful feel as soon as you walk onto the landing with double doors opening onto a rear garden balcony, Master Suite with spacious Dressing Room and En-suite Bathroom, three further Double Bedrooms all with En-suite Shower Rooms.

#### Detached Annex

The detached annex comprises of a wonderful sized living Room with patio doors onto rear garden, open plan Kitchen and Breakfast Room and a double Bedroom with En-suite shower room.

#### Studio

Open plan Kitchen and Living Room with En-suite Shower Room

#### The Grounds

The property sits privately behind electric gates with a long sweeping driveway leading to a wide parking area with the additional benefit of two double garages. The three acres of ground offers formal and informal grounds with far reaching countryside views, extensive patio area, fountain, workshop, storage room and gardeners wash room and WC.

Viewings are strictly by appointment only.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



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.

**Elliott Lawlor MNAEA & MARLA**

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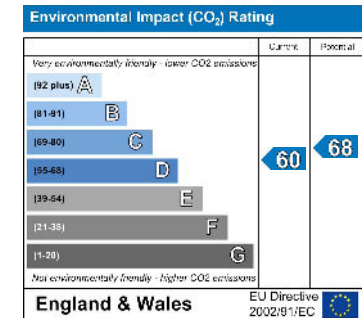
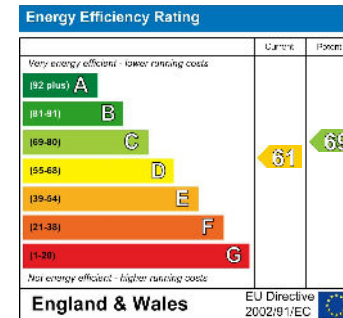
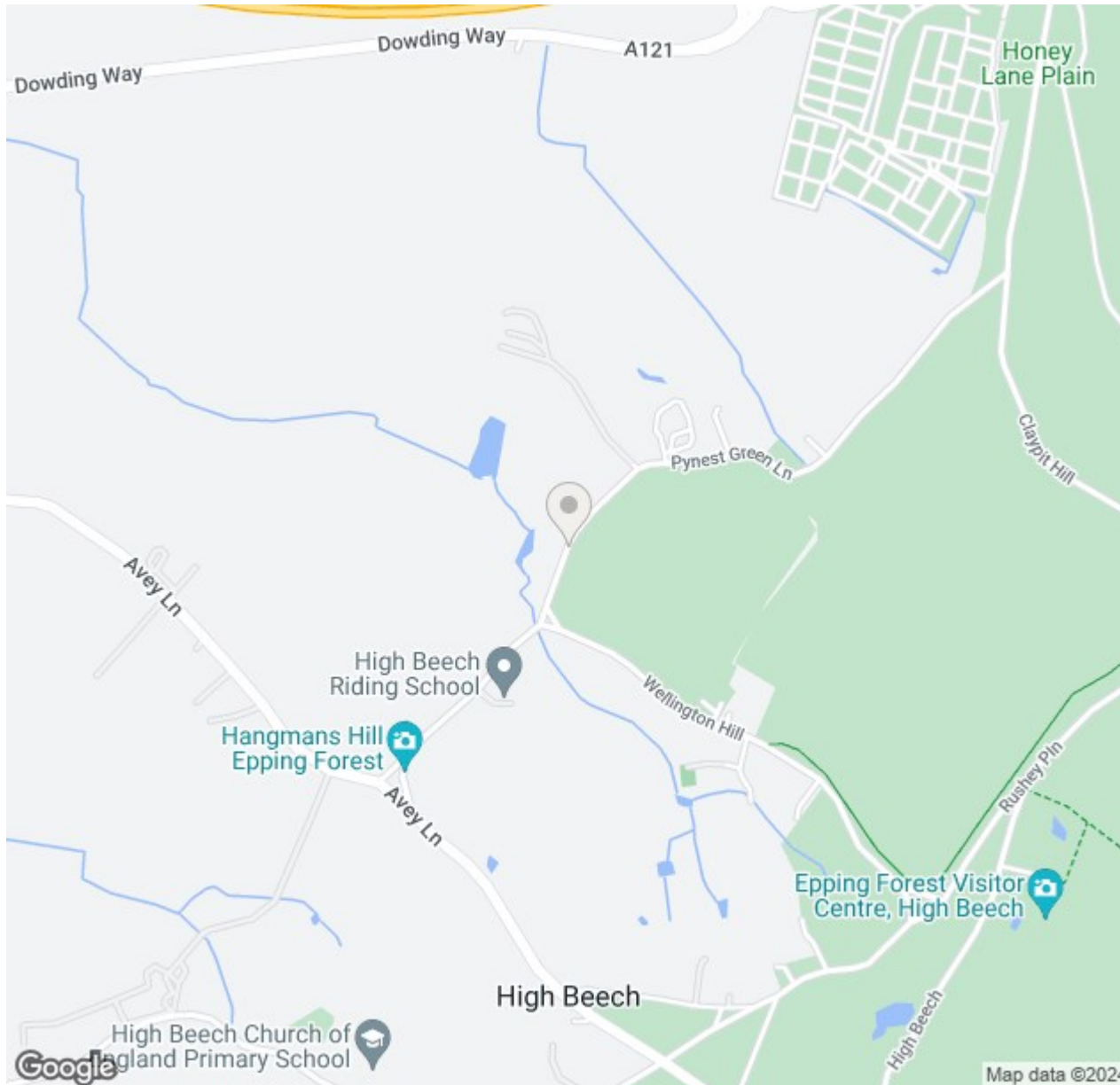
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Sqft sq ft	Type House - Detached	Style New Home
Bedrooms 6	Receptions 6	Bathrooms 6
Tenure	Local Authority Epping Forest	Tax Band G

# PLANS



# MAP & EPC



elliott  james

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