



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

P R E S E N T S

Packsaddles
High Beech



Packsaddles, High Beech



A rare opportunity to acquire a most prestigious and exceptional Country residence. Set in a commanding elevated position surrounded by extensive private rolling grounds of approx. 11 acres with magnificent views over forestland and beyond.

This exceptional property offers a splendid array of spacious living accommodation. Elegant reception hall, principle panelled double sitting room with adjacent dining room, Orangery Lounge, Conservatory Day room, Kitchen and utility room, Television room, Gymnasium / Steam Room and cloakroom and a Double Garage with pet utility room. There are two staircases leading to the upper floors with a commanding master bedroom with dressing room and en-suite bathroom on the top floor. On the first floor is the Second suite with en-suite shower room dressing area and private sitting room, third Bedroom with en-suite bathroom and three further bedrooms and two family bathrooms.

Extensive grounds extending to approx. 11 acres featuring paddock and landscaped grounds including stable Block and ménage, hard floodlit tennis courts, swimming pool, spa and large ponds with extensive water features.

Packsaddles, Avey Lane is easily accessible by road directly from High road, Loughton by proceeding into High Beech Road (opposite our office) turn left into Earl's Path follow sign to High Beech. Across the Robin Hood roundabout and continue straight into Avey Lane where the property will be found a short distance on the right. Approximately 2 miles from High Road Loughton, the Central line station and comprehensive shopping facilities.

Junction 26 M25 approx. 2 miles

Junction 7 of M11 at Hastingwood approx. 8.5 miles

Canary Wharf approx. 14 miles



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

contact@ejpr.co.uk

0208 0165 333

N
E
E
D

T
O

K
N
O
W

Sqft 6547.00 sq ft	Type Detached House	Style Country Living
Bedrooms 6	Receptions 4	Bathrooms 5
Tenure Freehold	Local Authority EFDC	Tax Band H

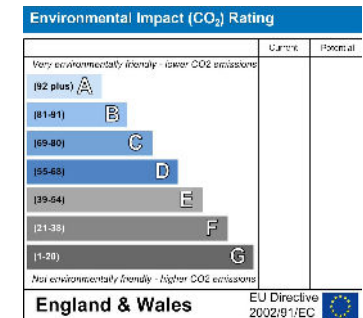
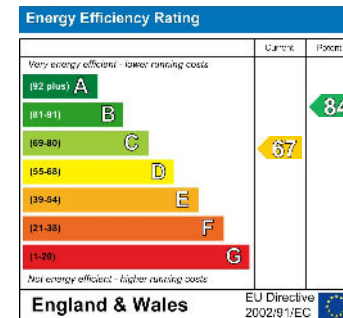
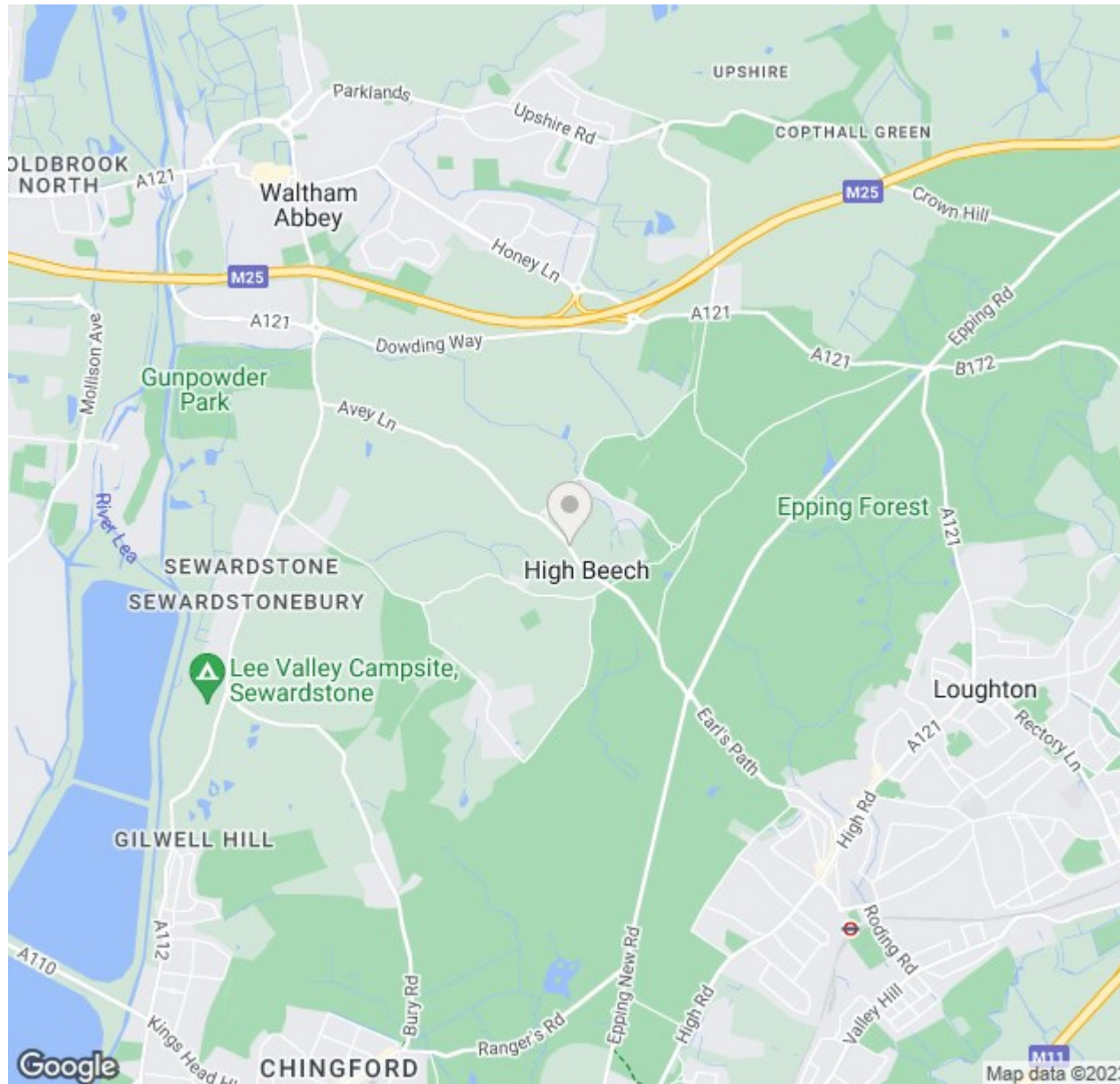








MAP & EPC



PLANS



GROSS INTERNAL AREA
 FLOOR 1: 3476 sq ft, 323 m², FLOOR 2: 2277 sq ft, 212 m²
 FLOOR 3: 795 sq ft, 74 m², EXCLUDED AREAS:
 GARAGE: 556 sq ft, 52 m²
 TOTAL: 6547 sq ft, 608 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James - Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.