

#### PRIME RESIDENTIAL

PRESENTS

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

Ν Е Е D Т 0 Κ Ν 0 W

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





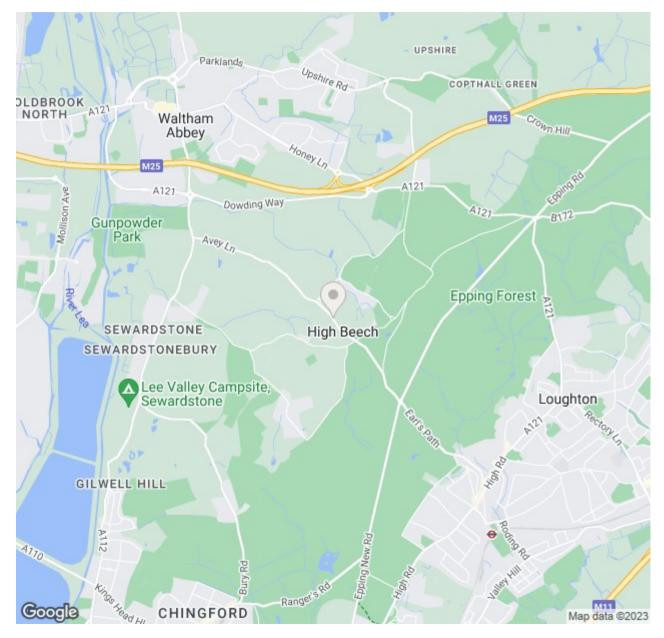








# MAP & EPC



<u> </u>	Current	Potentia
Very energy efficient - lower running	costs	
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-64)		
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running a	poete	

# Environmental Impact (CO<sub>2</sub>) Rating



SWIMMING POOL

SERVATORY DAY ROO 26'6' x 12'8' 8.13 m x 3.86 m STR. DRANGERY LOUNGE 23'9" x 15'8" 7.25 m x 4.77 m 13'10" × 11'3" 4.22 m × 3.44 m BEDROOM 15'9" x 9'11" 4.81 m x 3.02 m LIVING ROOM 12'4" x 14'10" 3.75 m x 4.51 m TV ROOM 172" x 128" 5 23 m x 3.86 m GYMNASJUM 14'0" x 19'9" 4.25 m x 6.03 m KITCHEN 1711\* x 12\*6\* 5.46 m x 3.80\* FLOOR 1 24'1' x 6'10' 7.34 m x 2.09 m LANDING 11'1" x 23'8" 3.38 m x 7.21 m 55 × 50-ENTRANCE HALL 276" x 6 9 8.39 m x 2.05 m 10"3" x 18"5" 3.14 m x 5.63 m Section 1 OPEN TO B BEDROOM 15'8' x 20'3' 4.78 m x 6.18 m FORMAL SITTING ROOM 16'7" x 18'8" 5.05 m x 5.69 m 92" x 87" 2.79 m x 2.62 m MASTER BEDROOM 20'6" x 20'2" 6.25 m x 6.14 m BEDROOM 10'3" x 15'4" 3.14 m x 4.67 m 8EDROOM 1972" x 14'0" 5.83 m x 4.26 m SITTING ROOM 12'10" x 13'11" 3.90 m x 4.24 m DINING ROOM 13'9" x 13'10" 4.20 m x 4.21 m DOUBLE GARAGE 18'9' x 34'5' 5.71 m x 10.49 m WALK IN WARDROBE 20'6' x 9'1' 6.25 m x 2.76 m EN SUITE 10'1" x 9'8" 3.08 m x 2.96 m FLOOR 2 FLOOR 3

> GROSS INTERNAL AREA FLOOR 1: 3476 sq ft,323 m<sup>2</sup>, FLOOR 2: 2277 sq ft,212 m<sup>2</sup> FLOOR 3: 795 sq ft,74 m<sup>2</sup>, EXCLUDED AREAS: GARAGE: 556 sq ft,52 m<sup>2</sup> TOTAL: 6547 sq ft,608 m<sup>2</sup> SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### 🚺 Matterport



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.