



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

P R E S E N T S

Piercing Hill, Theydon Bois



elliott **E | J** james

PRIME RESIDENTIAL

Piercing Hill, Theydon Bois



Nestled in the charming area of Piercing Hill, Theydon Bois, this exquisite, detached family home offers a perfect blend of space, comfort, and modern living. Built in 1875, the property boasts five generously sized bedrooms, each designed to provide a tranquil retreat for family members or guests. With five well-appointed bathrooms, convenience and privacy are assured for all.

The spacious living room features a striking exposed brick fireplace and beams, adding character and warmth. The separate kitchen/diner is a chef's delight, boasting luxury Gaggenau appliances and bi-fold doors that seamlessly connect to the patio area. Additional spaces on this level include a family room, study, dining room, and two convenient downstairs W/Cs.

Ascending to the first floor, you are greeted by four double bedrooms, each equipped with built-in wardrobes offering ample storage. The main bedroom includes an en-suite bath and a dressing room, ensuring privacy and comfort. A main family bathroom serves the remaining bedrooms, providing both functionality and elegance. The journey continues to the second floor, where a versatile loft room awaits, complete with its en-suite bathroom. This space can serve additional family bedroom suite, home office, or a quiet retreat, offering flexibility to suit any lifestyle.

Outside, the rear of the property boasts a substantial and beautifully landscaped garden. An expansive patio area featuring a magnificent fireplace and hand-built pergola is designed for outdoor entertaining and relaxation. The real centerpiece of the property is the private tennis court and half basketball court, perfect for sports enthusiasts or those seeking active leisure pursuits.

An added bonus is the substantial-sized outbuilding, which is fully equipped with a kitchen, bathroom, and bedroom. This is currently being used as a self-contained annex but could be utilized as a gym, bar area, or office.

Viewings are strictly by appointment only.



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 4443.00 sq ft	Type House - Detached	Style Victorian
Bedrooms 5	Receptions 5	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band H



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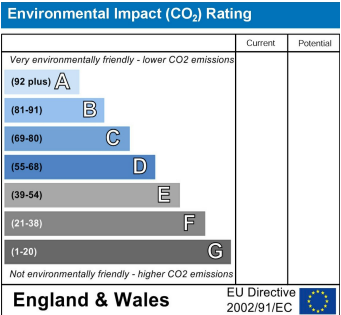
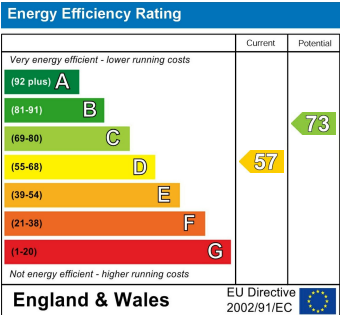
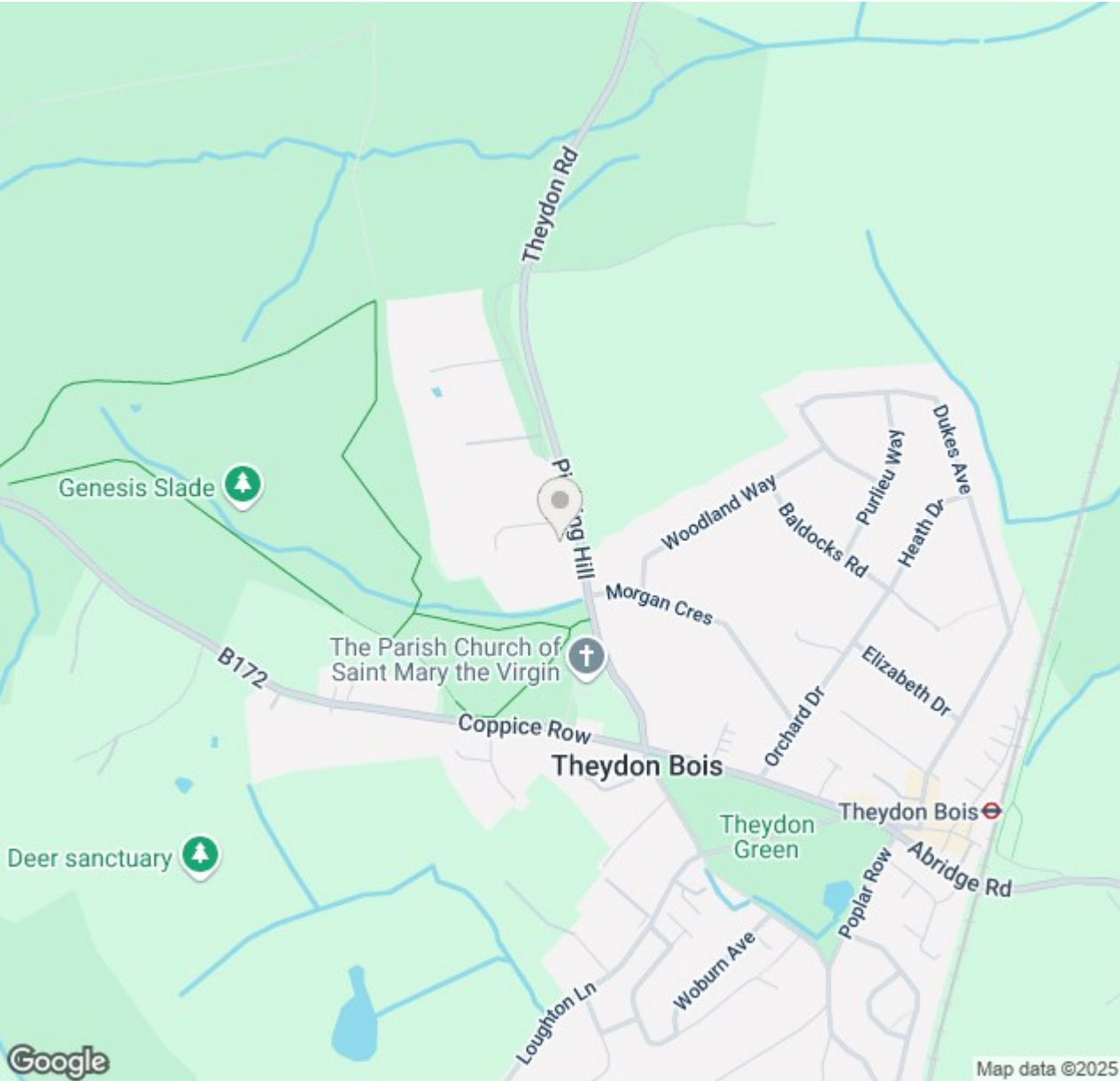




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MAP & EPC

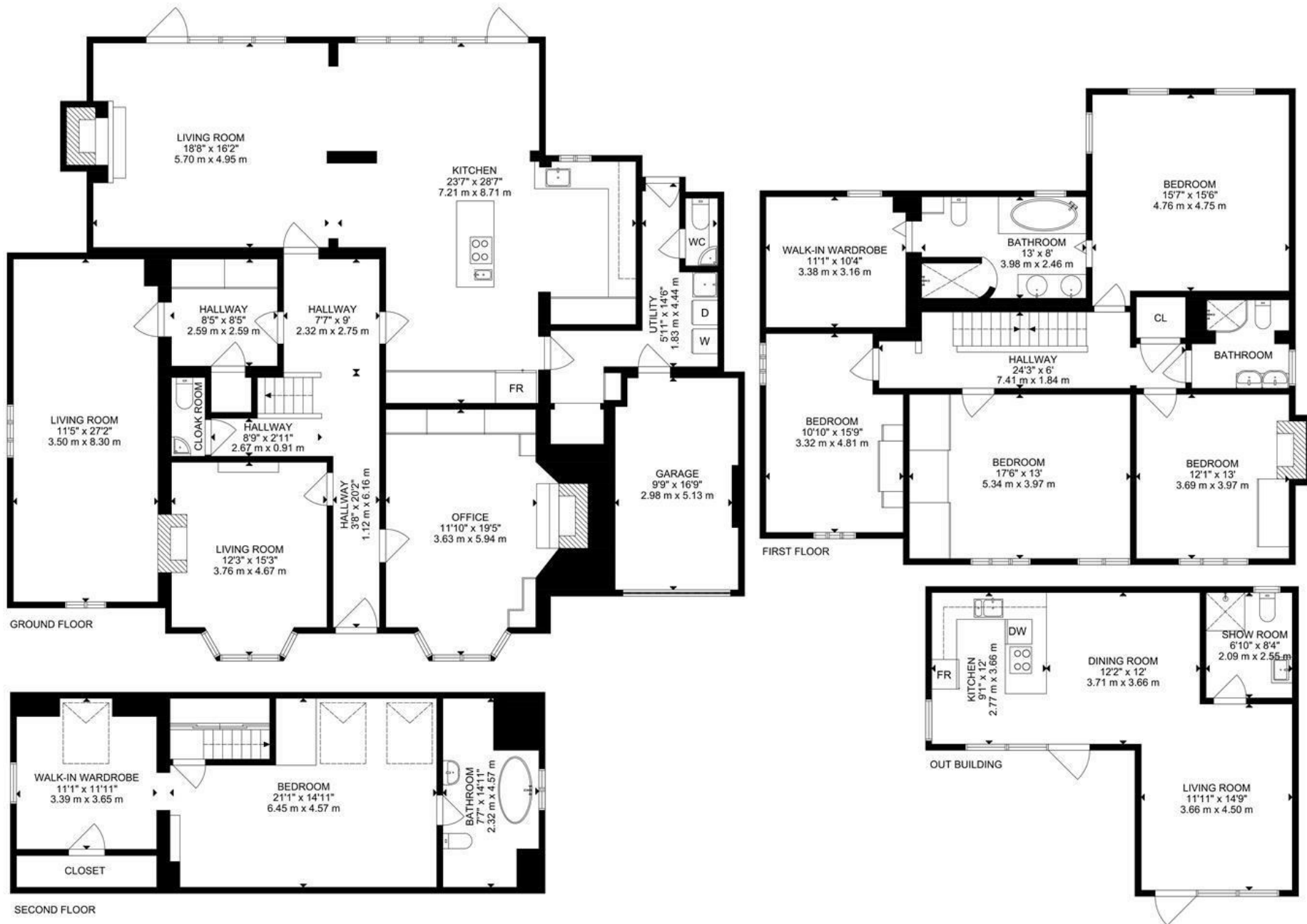




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PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 2098 SQ FT, 195 m², FIRST FLOOR: 1291 SQ FT, 120 m², SECOND FLOOR: 581 SQ FT, 54 m², OUT BUILDING: 473 SQ FT, 44 m²
 EXCLUDED AREAS: GARAGE: 161 SQ FT, 15 m²
 TOTAL: 4443 SQ FT, 413 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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