



**Woodredon House, Woodredon Estate, High Beech**

High Beech

Guide Price **£1,195,000**



## Woodredon House, Woodredon Estate

High Beech

STAMP DUTY INCENTIVE AVAILABLE. Welcome to the Woodredon Estate, situated within the sacred and secret heart of Epping Forest. Surrounded by ancient woodland and nestled amongst mature trees with their ever-changing hues and dappled light, it is an oasis of calm to live, work and play.

- Stunning Converted Country Residence
- Two Private Terraces
- Allocated Garaging & Store Area
- High Specification Throughout
- Exclusive Private Gated Development
- Penthouse | One Of Just 11 Apartments
- Three Bedrooms | Three Bathrooms
- Private Internal Lift
- Immaculate Grounds Including A Tennis Court & Croquet Lawn



Approached via a meandering lane weaving its way through the forest and flanked by stunning pastoral vistas, arrival at the historic wrought iron gates completes the sense of being somewhere truly special.

The Estate consists of eleven exclusive and uniquely individual themed apartments, across a range of layouts.

Woodredon House is a grand country residence that combines both Victorian and Edwardian detailing. With its sublime forest setting, this fine house has been lovingly returned to its former glory to accommodate eleven opulent apartments, designed to appeal to both loft lovers and traditionalists, with the addition of a new wing – including an exceptional duplex Penthouse sharing the air with the treetops – to accommodate those with a more-modernistic and contemporary taste.

Our ultra-high specification, supported by the very latest technological infrastructure, means that every whim and want is taken care of – perfect for those with flexible homeworking lifestyles. Enjoy uncompromising luxurious finishes, down to the finest detail.

As well as the Estate's historic electric-gated entrance, the development benefits further from its own electrically-operated gates. There is also a covered cart-lodge parking bay with a secure rear storage room for each of the apartments, along with ample visitor parking.

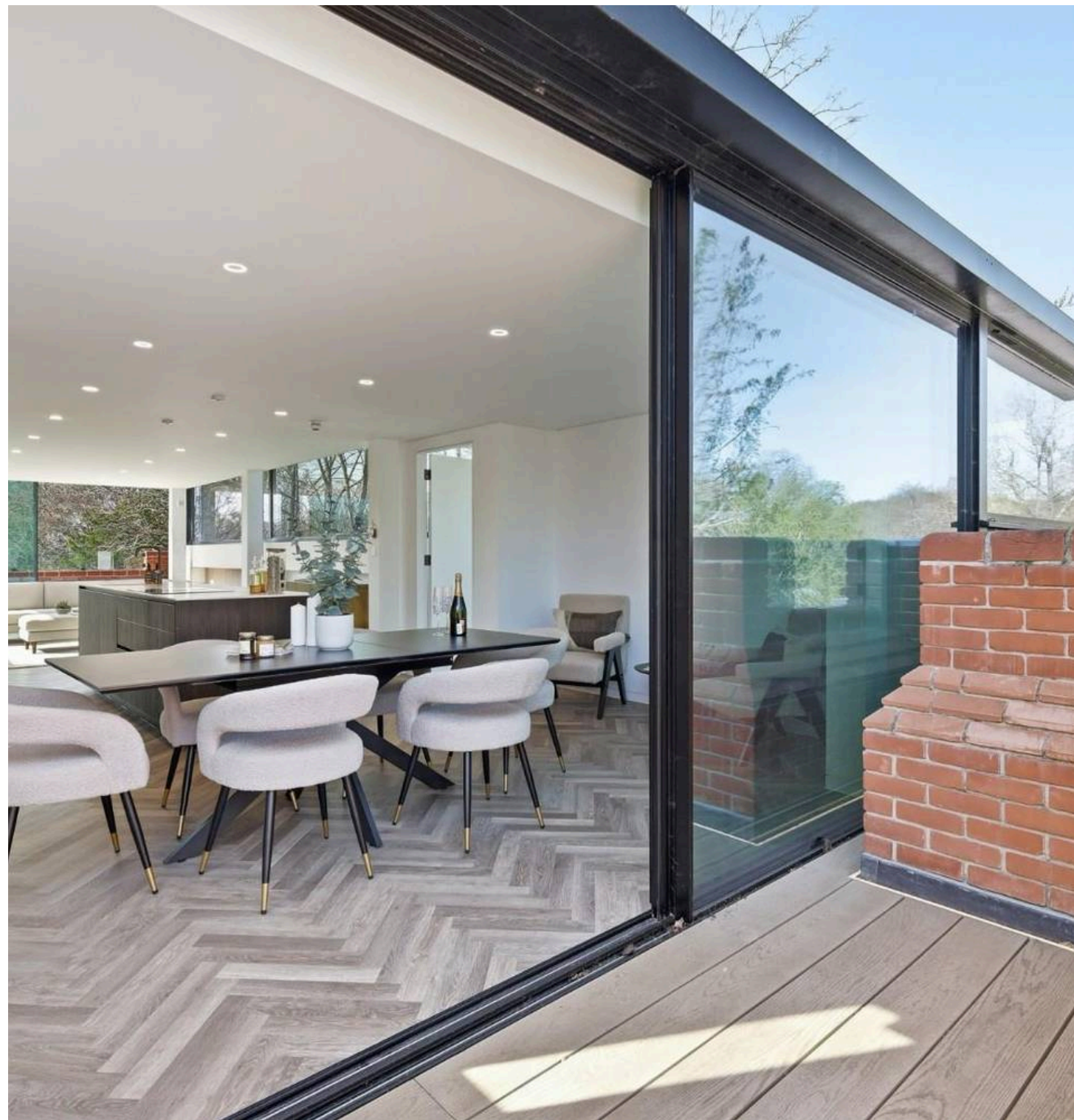
Located close to the centres of Epping, Loughton and Theydon Bois, with all of the amenities they offer including shops, restaurants and bars. Theydon Bois Golf Club is 2.7 miles away and there are further golf clubs in Epping and Chigwell. For horse riding, Woodredon Equestrian Centre is close by. Ideal for commuters and those wishing to travel further afield, Woodredon House lies closely-equidistant to three Central Line stations, with a journey time to London Liverpool Street in around thirty-five minutes. Conveniently positioned near the M25, M11, A10 and A12, Stansted Airport is within easy reach.

All apartments are sold with the benefit of share of freehold

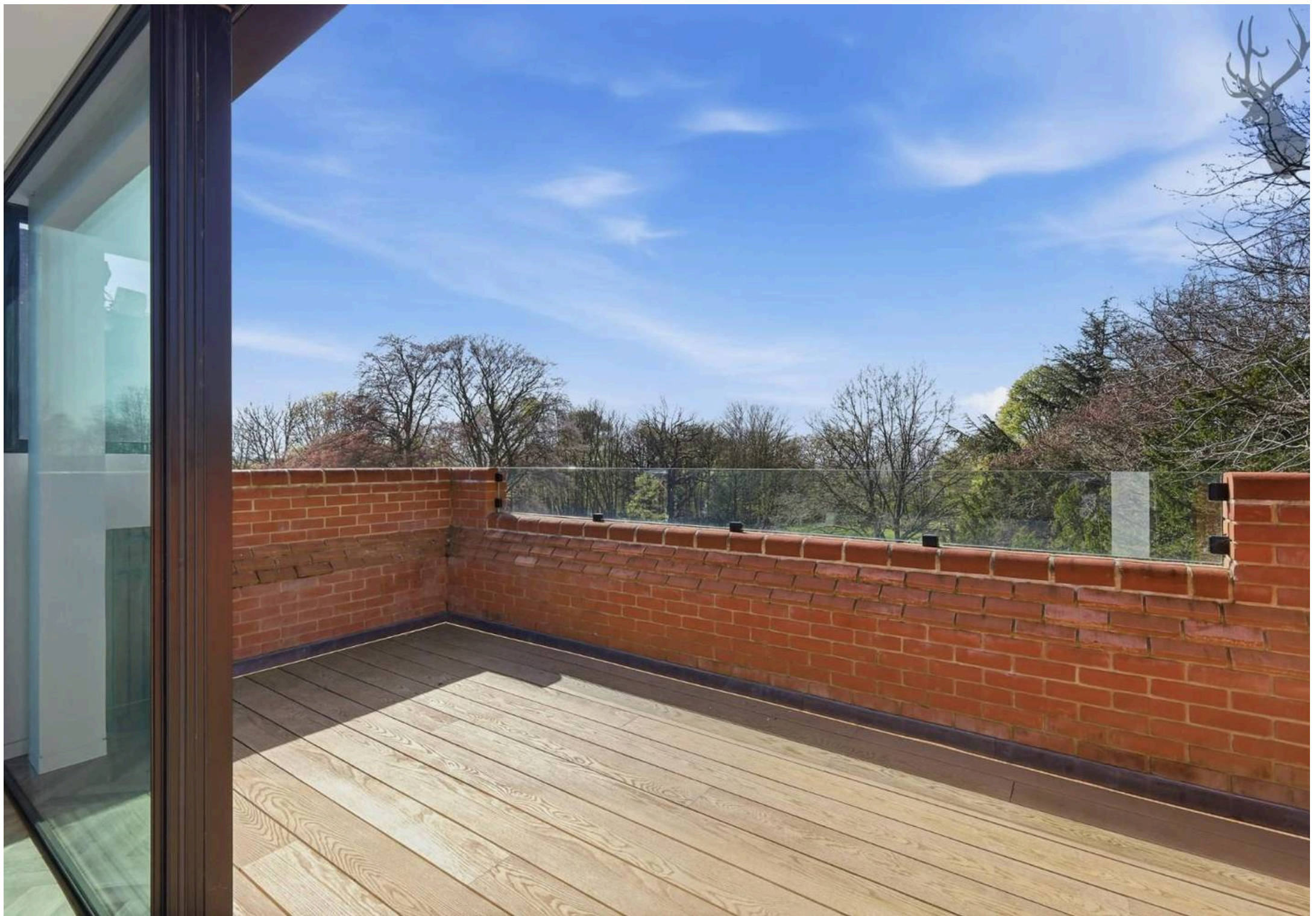
Service charge for apartment 11: £2,750 PA

Council Tax band: TBD

Tenure: Share of Freehold

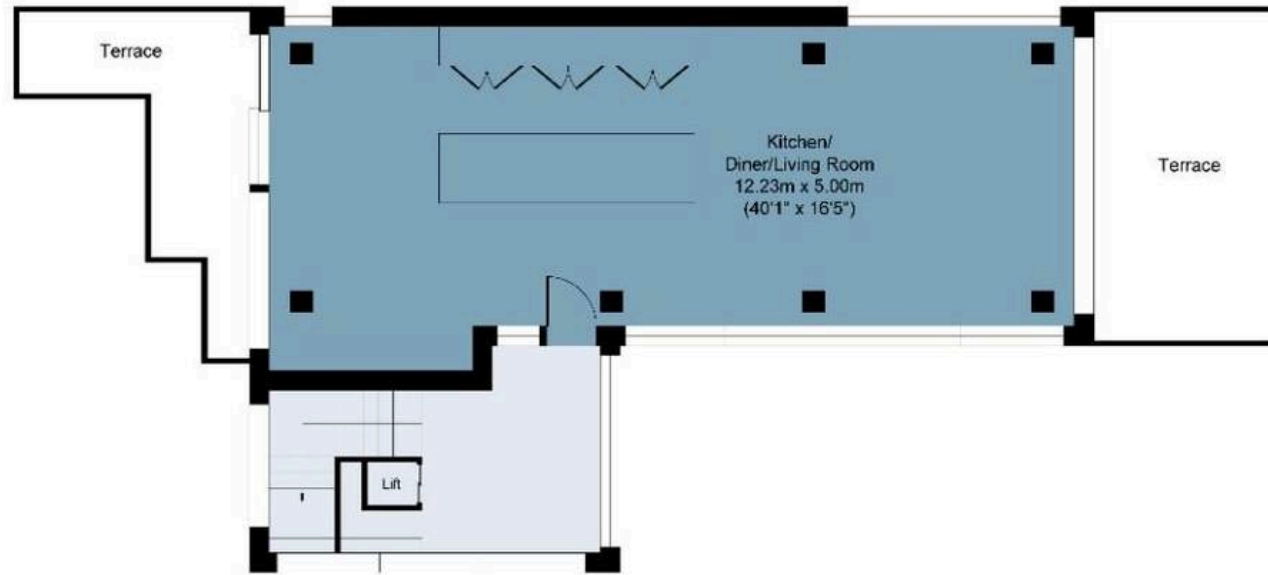




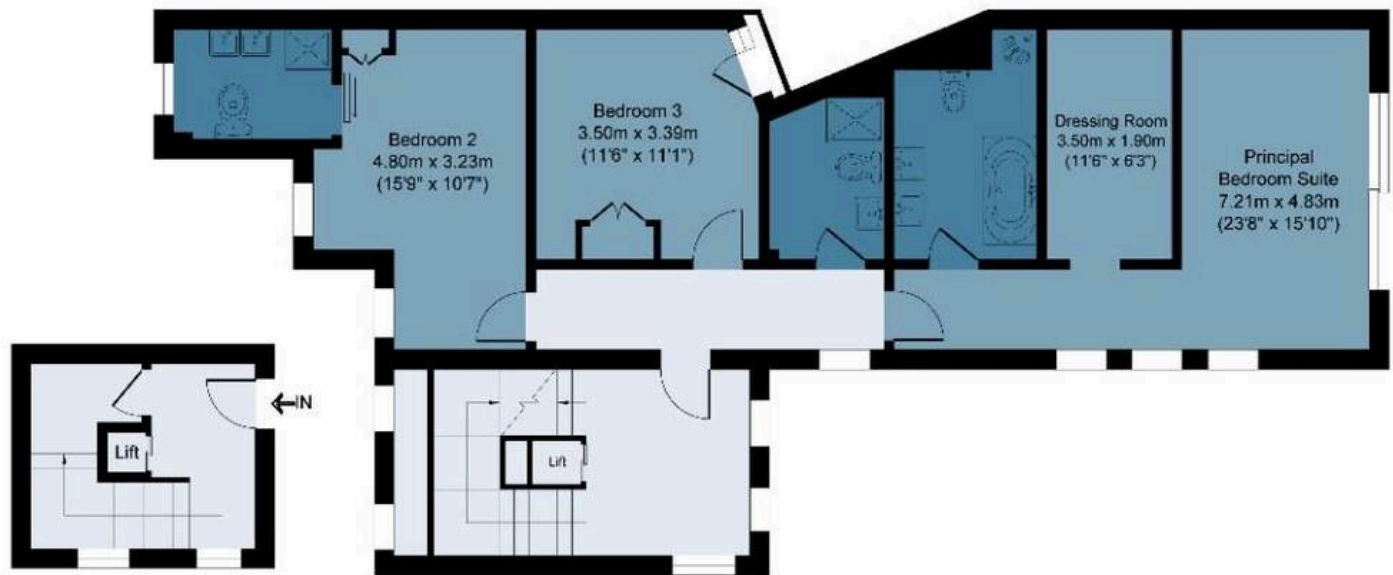


# Woodredon House Apartment 11

Approx. Gross Internal Area 176.1 sq M ( 1896 sq Ft)



Second Floor



Ground Floor

First Floor

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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