



OLD ENGLISH COUNTRY ESTATE

BETTS LANE, NAZEING, WALTHAM ABBEY, ESSEX, EN9 2BD

Furnished, £30,000 pcm + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available within 30 days' notice



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BETTS LANE, NAZEING, WALTHAM
ABBAY, ESSEX, EN9 2BD

£30,000 pcm Furnished

• 9 bedrooms (2 with dressing rooms) • 7
bathrooms (5 en suite) • 6 reception rooms •
Kitchen, pantry, larder, utility room, boot room • 2
bedroom/2 bathroom staff flat • Coach house
comprising; 2 bedrooms, 2 receptions, garaging,
stables • Set in approximately 68 acres; Manege,
water tower, lake, walled kitchen garden,
parkland, woodland • EPC Rating = F • Council
Tax = C

Situation

Set in the heart of the estate offering a superbly
secluded setting. Located on the Essex/Hertfordshire
border within easy access of London via direct rail
services to London Liverpool Street and underground
Central Line and easy driving distance of major road
links M11 & M25.

Description

Nazeing Park is an exceptional country house of
Georgian origins dating back to the 1700's that in
recent years has been sympathetically restored to its
former glory offering elegant, light and spacious
accommodation split well into both formal and informal
living spaces. Overlooking magnificent formal gardens
and ground of approximately 68 acres. Located on the
Essex/Hertfordshire border, the town of Harlow can be
found some 3.8 miles distant and Hertford is 11 miles
away, both offering exceptional facilities. Offering
excellent transport direct to the city, Broxbourne
station is approximately 4 miles and London
Underground Central Line is accessible from Epping
Station (7 miles).

Description continued on following page...



Description continued...

Approached through electric gates via the long driveway; ground floor; reception hall, drawing room, lounge, library, dining room, sitting room, study, kitchen, pantry, larder store, utility room, boot room, 2 cloakrooms.

First floor; principal bedroom suite with dressing room and en suite bathroom, guest bedroom suite with dressing room and en suite bathroom, 2 further bedrooms, 2 further bathrooms, dressing room, morning room, linen room.

Second floor; 5 further bedrooms, 3 further bathrooms, staff flat comprising; sitting room, kitchen, 2 bedrooms, 2 bathrooms.

Coach House comprising; 2 reception rooms, 2 bathrooms, kitchen, bathroom, garaging, stores, WC and stables below.

Gardens & grounds; Manege, water tower with well, lake, walled kitchen garden with additional garaging, back lane shed, clay pigeon shooting tower (equipment no longer in place), lakeside summerhouse, lakeside boathouse, parkland, woodland. In all about 68 acres.

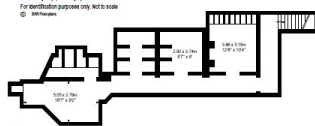
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

**Nazeing Park,
Essex EN9**
Gross internal area (approx):
1,844.7 Sq m (19,857 Sq ft)
Main House
1352.6 Sq m (14,560 Sq ft)
Stable and Garage Block
492.1 Sq m (5,297 Sq ft)
For identification purposes only. Not to scale.
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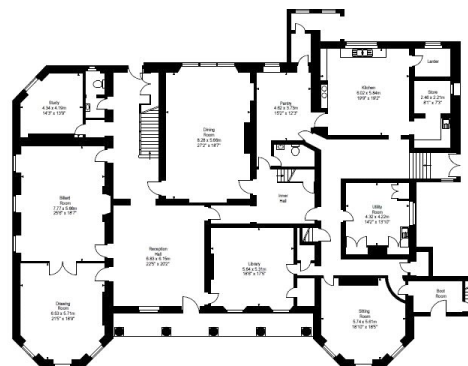
Cellar 1



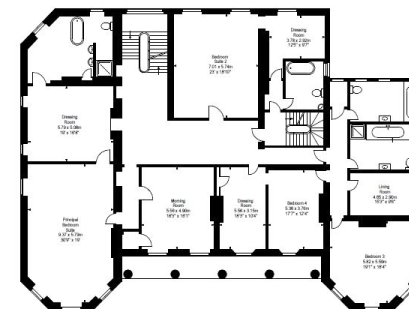
Cellar 2



Second Floor

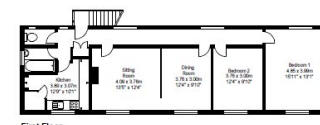


Ground Floor

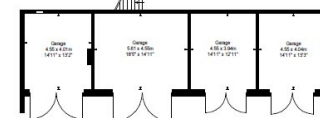


First Floor

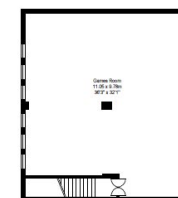
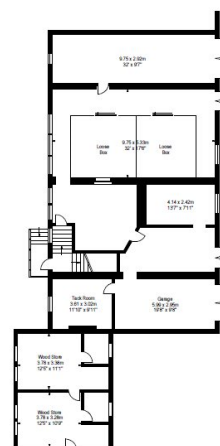
**Nazeing Park,
Harlow, Essex EN9**
Gross internal area (approx):
1,844.7 Sq m (19,857 Sq ft)
Main House
1352.6 Sq m (14,560 Sq ft)
Stable and Garage Block
492.1 Sq m (5,297 Sq ft)
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First Floor



Ground Floor



First Floor

FLOORPLANS

Gross internal area: 19857 sq ft, 1844.8 m²



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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees .Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area. 20161028RYGR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	25	40
England, Scotland & Wales	EU Directive 2002/91/EC	