A SUPERB GEORGIAN RESIDENCE IN A VILLAGE SETTING

BEAUMONT HALL
ROYDON CM19 5HH

FREEHOLD
BEAUTIFUL PERIOD HOME FUSING CONTEMPORARY WITH TRADITIONAL

BEAUMONT HALL ROYDON CM19 5HH

FREEHOLD

6 bedrooms  •  4 bathrooms  •  3 reception rooms  •  Kitchen breakfast room  •  Utility room  •  Guest cloakroom  •  Basement  •  Detached double garage  •  EPC rating = D

Situation
Roydon station (Liverpool Street - approximately 30 minutes, Cambridge approximately 55 minutes) 0.6 mile, Epping tube station 8.1 miles, Stansted airport 18.3 miles, Haileybury School 4.6 miles, St. Edmunds College 12.9 miles. Bishop’s Stortford College 12.5 miles.

Roydon is a charming and popular village well located for the neighbouring towns of Epping and Harlow. Local amenities include a variety of shops, pubs, restaurants and a village primary school.

Transport links into London are excellent with an over ground station terminating at Liverpool Street. There are several well regarded state and private schools within easy reach.

Description
Beaumont Hall is a delightful Georgian residence that offers modern contemporary accommodation fused with period aesthetics.

There have been numerous custodians over the years and no more so than the Family of Antony Eden, Britain’s Prime Minister 1955 to 1957. Whilst not being listed the house is of architectural and historical importance.

On arrival you are greeted with electric wrought iron gates that lead you on to the generous gravelled driveway and front gardens. At this point you can admire the façade of what is a superb example of Georgian Architecture. Inside the house you will find three spacious and spectacular reception rooms all offering an overwhelming sense of volume thanks to their high ceilings. Turning left from the hallway you enter a delightful wood panelled reception room that still retains its original panelling. French doors provide plenty of natural light and access to the rear patio. Double doors to the right of the hallway direct you to the main family reception room which benefits from a cosy wood burner with stone surround, part panelled walls and French doors on both sides providing access to the rear patio and front driveway. The
dining room is a magnificent space and a room that will take centre stage for any formal gathering. Elegance is in abundance in the form of cast iron radiators, architraves and alcoves, fireplace, cornice and ceiling rose which complement the high ceilings. Natural light pours in through two beautiful sash windows and French doors. There is also a guest cloakroom and basement which are situated and accessed to the rear of the hallway.

To the rear of the house is the utility room and fully fitted kitchen breakfast room which is finished with granite work surfaces and handmade bespoke Underwood Kitchen units, integrated Miele coffee machine and oven, central island and wine cooler. Sliding doors provide access to the rear patio. A striking and contemporary staircase with curved glass balustrade provides a second route to the first floor. A beautiful glass lantern at the top the stair case is a delightful feature that illuminates the space with natural light.

A Bose Lifestyle Home Entertainment System with surround sounds have been installed in the Living Room, multi-room TV (sky in Kitchen & Reception Games Room) with speakers in all 3 reception rooms, kitchen, master bedroom and rear garden.

The bedrooms are situated on the first and second floors, the first floor with a family shower room and five principal bedrooms including a wonderful master bedroom suite with dramatic vaulted ceilings, bespoke wardrobes and en suite with velux’s to rival any boutique hotel. Bedroom two benefits from an en suite bathroom and walk in wardrobe. All further bedrooms have built in wardrobes. The second floor has an attic bedroom and an en suite bathroom with plenty of storage in the form of two cupboards and low level eaves.

Outside

The house sits in the middle of a good sized plot with gardens to the front and rear both laid mainly to lawn with mature borders of shrubs and trees. The driveway provides space enough to park several cars. There is a detached double garage with storage to the rear and stairs leading up to the loft space which could lend itself to many purposes.

Tenure:
Freehold

Local Authority:
Epping Forest District Council

Viewing:
Strictly by appointment with Savills
Beaumont Park Drive, Royden, CM19 5HH

- Gross Internal Area (approx.) (Excluding Eaves) = 319.9 sq m / 3443 sq ft
- Basement = 14.6 sq m / 157 sq ft
- Garage = 66.7 sq m / 718 sq ft
- Total = 401.2 sq m / 4318 sq ft
- For identification only. Not to scale.

<table>
<thead>
<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>77</td>
<td>77</td>
</tr>
</tbody>
</table>

Important notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Savills Loughton
loughton@savills.com
020 8498 6600
savills.co.uk