



A substantial period house set in 6.6 acres

St. Leonards House Nazeing EN9 2HG

Freehold





8 bedrooms • 4 reception rooms • Domestic offices •
Range of outbuildings • 2 bedroom lodge house •
Planning consent to create 2 new dwellings • 6.6 acres
of mature grounds

Local information

St. Leonards House is situated within easy reach of the neighbouring towns of Epping, Broxbourne and Cheshunt which offer a comprehensive selection of shops, bars and restaurants. Transport links are excellent with over ground stations at Broxbourne and Cheshunt, Central Line tube at Epping and M11, M25 & A10 junctions within a few miles.

There are several well regarded state and private schools in the area, some with local pick up points.

About this property

St Leonards House is a substantial period property in need of extensive modernisation. The accommodation offers potential to create a magnificent character property with the added benefit of consent to build two new dwellings, converted from existing buildings.

The ground floor offers a grand entrance hall leading to the reception rooms, study, kitchen and various domestic offices. Of particular note is the elegant drawing room which offers fabulous character features, tall ceilings and large French doors which flood the room with natural light.

The first floor comprises eight principal bedrooms, two bathrooms, two attic rooms and further unused accommodation which could provide additional

bedrooms if required.

The house is approached via a long driveway leading to the main house which occupies park like grounds of 6.6 acres. Contained within the grounds are several useful outbuildings including a chapel, green house and dovecote. Two of the buildings, The Garden House and The Old Stables have planning consent - EPF/1459/17 - to convert into independent dwellings extending to about 1,539 sq ft and 1,722 sq ft respectively.

The remainder of the grounds are arranged as formal gardens and woodland with a variety of mature trees and plants. There is a swimming pool with pool house. To the right of the driveway is a detached two bedroom lodge house with a private garden. This property has a council tax of C, EPC rating F.

Tenure

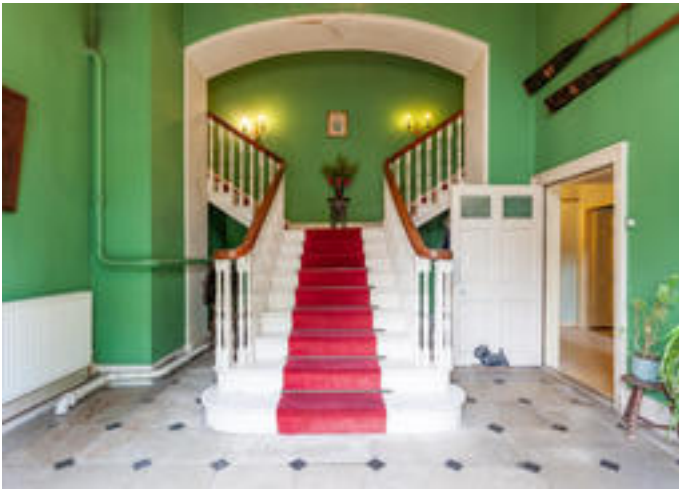
Freehold

Local Authority

Epping Forest

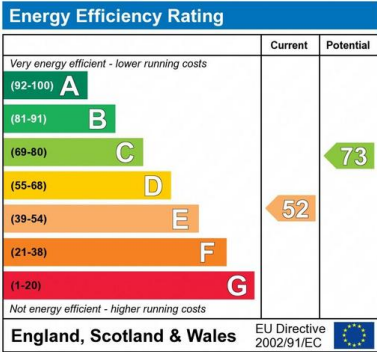
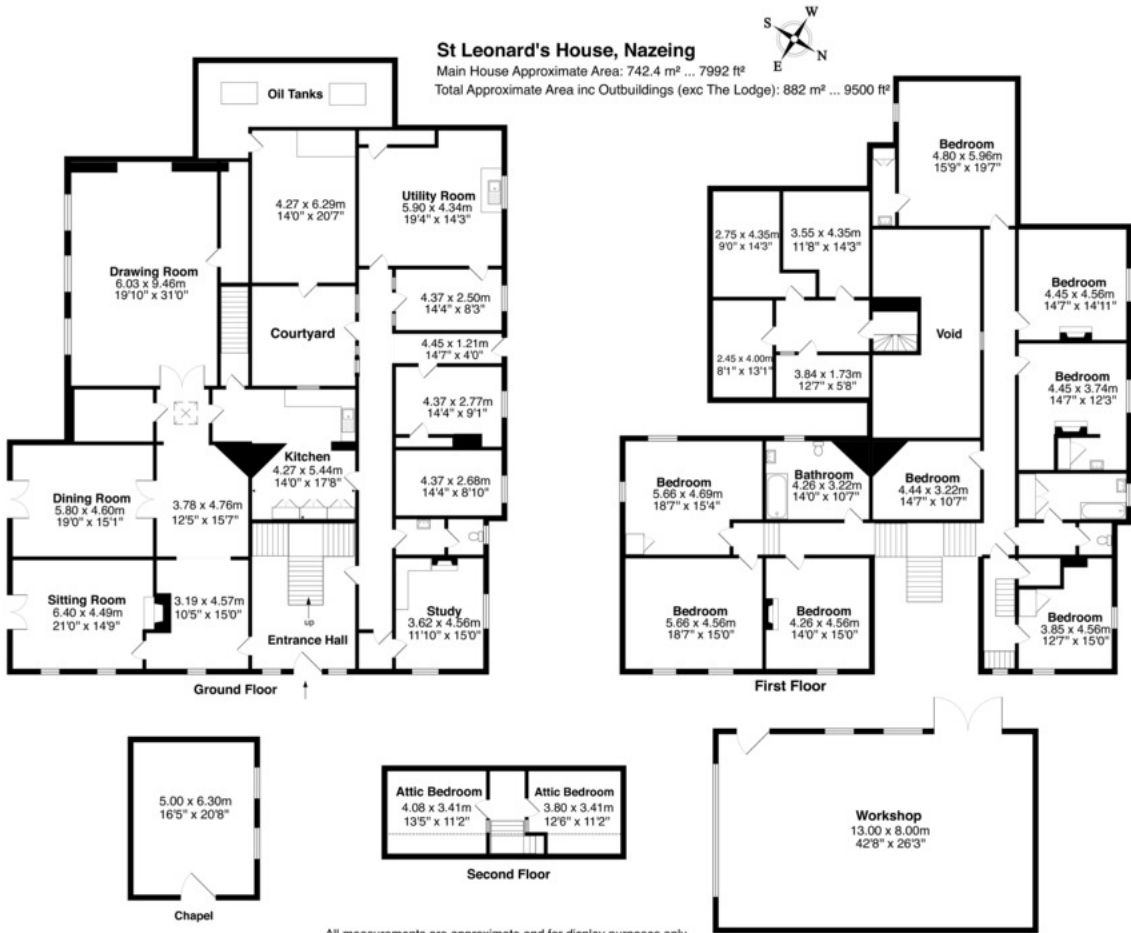
Viewing

Strictly by appointment with Savills









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