



Claybury Hall  
Regents Drive | Woodford Green | Essex | IG8 8RW



# SELLER INSIGHT

“ We have lived in this beautiful apartment since it was created some 20 years ago and have always loved being here. We enjoy the peace and quiet, the wonderful views and the ambience. There are great places to go for walks in Repton and Claybury parks as well as the 6000 acres of Epping Forest where you can also cycle and horse ride, while the local wildlife is a joy to watch. Although we are surrounded by countryside, Chigwell underground station on the Central line is only a short drive away enabling commuters to be at Liverpool Street in approximately 26 minutes or Woodford station which is slightly further away but will take you into Liverpool Street in approximately 20 minutes.

Chigwell also has a variety of top class local restaurants, bars, independent shops and sports facilities such as Chigwell Golf Club and David Lloyd Leisure and we are also not far from the M11 for access to the M25, Stansted and Cambridge. Nearby Woodford Green includes a church, village green, duck pond and historic pubs given it a truly village atmosphere. It is also famed for having the oldest cricket club in the world that still plays on its original ground as well as having a statue of Winston Churchill who was the local MP. There are a small parades of independent shops that cater for daily needs and you will find a wide variety of pubs, restaurants and cafes. For sporting enthusiasts there is cricket, tennis, bowls, football and rugby at the local clubs. Education is available at Outstanding local primary and independent schools including the excellent Bancrofts and Loyola Prep Schools while Woodbridge High School is also rated Outstanding by Ofsted There is also the excellent independent Chigwell School.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





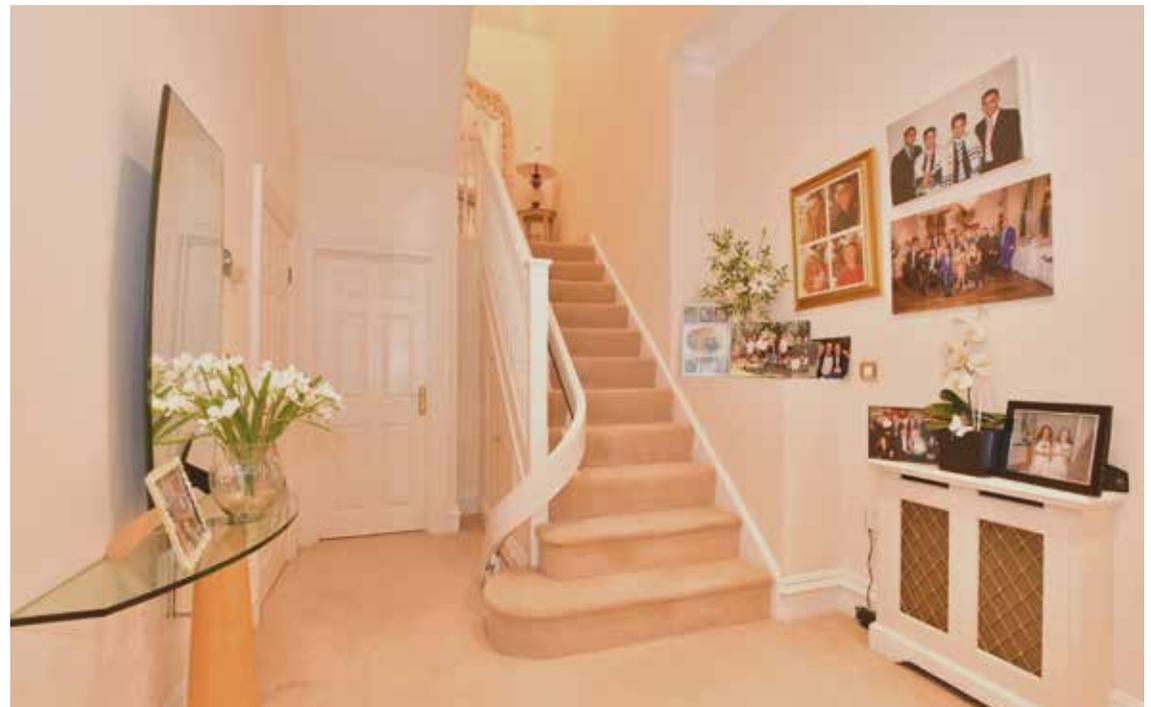
# STEP INSIDE

## Claybury Hall

Once part of a vast estate the magnificent Grade II Listed Claybury Hall dates back to 1775 and is a wonderful example of Georgian architecture with its well-proportioned Palladian style exterior, high chimney stacks and multi-pane sash windows. It now takes centre stage in a prestigious gated community of period and newer properties with a 24 hour concierge and nestling within 145 acres of mature parkland that extends onto another 145 acres into Claybury Woods and accessed via security gates that open onto landscaped communal grounds. About 20 years ago Claybury Hall was beautifully refurbished to the highest level while still retaining many original and period features including high coved ceilings, fireplaces, panelled doors and high coved skirting boards. It was divided into four extremely large and stylish apartments including this elegant 3232 sq. ft duplex on the first and second floors with stunning south facing panoramic views across to the City of London skyline. It also has a garage and two designated parking spaces.

When you open the main front door you are greeted by the breath-taking communal entrance hall with its atrium inspired skylight and stunning sweeping staircase that rises to the wonderful galleried landing on the first floor. Here you will find the door to the split level apartment that opens into a spacious hall with stairs to the second floor. There is a large and well-equipped kitchen and breakfast area providing delightful views and contemporary Shaker style units with granite worktops housing Miele appliances including a gas hob, double oven, microwave, dishwasher and fridge freezer with additional storage units creating a divide between the kitchen and breakfast area. This floor also includes a cloakroom and a utility room with Miele laundry appliances.

On the second floor double doors from the landing open into the impressive lounge/diner that is the 'star of the show' in this very special apartment. With its ornate fireplace, coved ceiling and skirting boards, inset lighting and three sets of French doors to the half-moon shaped balcony, this elegant room is ideal for entertaining and provides superb and uninterrupted views across the surrounding woodland to London. This floor also includes a very impressive bedroom that is very well-proportioned with a dressing room with bespoke fitted cupboards, a stunning en-suite bathroom with a raised bath, separate shower and twin vanity basins and an additional 'Jack and Jill' dressing room with alternative access from the landing.







**Travel Information**

Chigwell Station	1.4 miles
Woodford Station	1.7 miles
Canary Wharf	10.9 miles
Charing Cross	12.9 miles

**Leisure Clubs & Facilities**

Chigwell Golf Club	02085002384
Abridge Golf and Country Club	01708688396
Top Golf Playing Centre	02085002644
Old Loughtonians Hockey Club	02085044010
David Lloyd Leisure Centre	03451296793
Chigwell Tennis Club	07779625918

**Healthcare**

Chigwell Medical Centre	02033766670
Willows Medical Practice	02085015051
Hainault Health Centre	02089246170

**Education**

Primary School	
Chigwell Primary Academy	02085002666
Churchfields Junior	02085044650
Nightingale Primary	02089899987
Wells Primary	02087080500
Woodford Green Prep School	02085045045
Loyola Prep School	02085047372
Bancroft's Prep School	02085066751
Secondary School	
Woodbridge High School	02085049618
Trinity High Catholic School	02085043419
Heathcote School and Science Coll	02084985110
West Hatch School	02085048216
The Forest Academy	02085004266
Chigwell School (Independent)	02085015700

**Entertainment**

Restaurants and pubs	
King William IV	02085004122
Two Brewers	02085011313
Papillon	02085006080
Casa Pipino	02085056888
Indian Ocean	02085000303
The Broadway Meze	02085044034
Shish	02085041145
Rosso	02085051770

**Local Attractions / Landmarks**

Epping Forest
Claybury Park
Repton Park
Hainault Country Park



### First Floor

Entrance Hall	
Kitchen/Breakfast Area	22'7 x 18'10
Bedroom 3	18'3 x 10'9
Bedroom 4	16'5 x 11'6
Utility Room	

### Second Floor

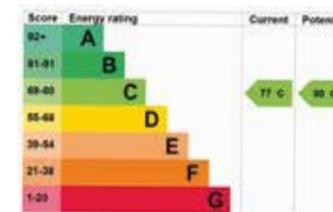
Landing	
Lounge/Diner	28'6 x 20'3
Balcony	
Bedroom 1	20'0 x 16'3
Dressing Area	
En-Suite Dressing Room	
En-Suite Bathroom	
Bedroom 2	16'10 x 12'5
En-Suite Dressing Room	
Shower Room	
Boiler Room	

### Outside

Garage  
2 Allocated Parking Spaces  
Communal Garden

£ 1,250,000

Council Tax Band: H  
Tenure: Share of Freehold



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