Approx. Gross Internal Area 2705 Sq Ft - 251.30 Sq M
(Excluding Cupboard)
Approx. Gross Internal Area of External Cupboard 9 Sq Ft - 0.83 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Pudding Lane, Chigwell

Asking Price £1,075,000 Leasehold - Share of Freehold

- Four-bedroom family home
- Stunning views over surrounding countryside
- Three spacious receptions
- Private garage and parking
- Communal heated swimming pool & tennis court
- Occupying the left wing of a former mansion house
- Two en-suite bathrooms and family shower room
- Generous study/library area
- Private courtyard garden and expansive communal grounds
- Double glazed sash windows

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Pudding Lane, Chigwell

Occupying the south wing of a converted Georgian mansion, this superb four bedroom home spans 2,700 sq ft approx. Boasting outstanding countryside views, the facilities include beautiful communal grounds with a heated swimming pool and a tennis court.

4 | 3 | 3 | F | Council Tax Band: G

The house is positioned within secure, gated, communal grounds and in addition to enjoying the estate facilities, boasts a private courtyard garden. Secure parking includes a garage with 2 additional parking spaces within the courtyard car park. The elegant formal sitting room on the ground floor has a beautiful outlook over the rear gardens and a staircase leading to a large reception/study/TV room. Enjoying elevated, dual aspect views of the surrounding countryside and grounds this room is an airy welcoming space: It could just as easily be used as a playroom, fifth bedroom or occasional guest room with a large, adjoining storeroom providing the ideal toy storage area, ensuite bathroom or wardrobe area. The bespoke kitchen/breakfast room with an expansive run of hand-made solid wood units, island and granite work surfaces runs from the hallway and leads to a spacious conservatory of 22 feet approx in length. Currently housing the dining area with a separate seating area, the conservatory leads to the property's private courtyard garden and benefits from a set of double French doors at either end, making it a wonderful space to connect the home to the garden and grounds in the summer months. There is a W.C off the ground floor hall which also houses a full height cupboard for coat and shoe storage. The first and second floors house four bedrooms, the two largest being generous double bedrooms with en-suite facilities. The substantial principal bedroom suite on the first floor has stunning, far reaching views over open countryside, with a large, fully tiled ensuite shower room. There is a modern family shower room servicing the remaining two bedrooms which is handily located just across the hall from both. Bespoke storage is in all four bedrooms providing a great deal of storage, fully utilising the space on offer to its fullest potential.

Estate Service Charge: £3000 per annum (Reviewed annually)
Tenure: Share of Freehold
Lease Information: 999 years from 24th June 1975 (950 years currently remain)
EPC Rating: F33
Council Tax Band: G

Reception Room
19'10" x 19'1"

Kitchen
15'7" x 10'4"

Breakfast Room
11'6" x 8'7"

Conservatory/Dining Room
21'9" x 12'7"

Study
19'10" x 12'4"

Bedroom
20'11" x 15'10"

Bedroom
18'11" x 12'9"

Bedroom
16'2" x 8'7"

Bedroom
10'9" x 10'2"