



BUTLER & STAG

Ripley View | Loughton
Essex | IG10

A magnificent seven bedroom detached family residence enviably located in one of Loughton's most highly regarded turnings.

*Substantial Detached House | Architecturally Dynamic | High Specification Fittings | 5000 Square Foot Approx. |
Swimming Pool | Versatile Layout*

Asking price of £1,950,000 | Freehold

A magnificent seven bedroom detached family residence enviably located in one of Loughton's most highly regarded turnings. The ground floor comprises of 43ft kitchen/dining/living space perfect for modern family life, a cloakroom, utility room, office, walk-in closet and a large reception room currently used as a children's lounge. Also located on the ground floor is a 30ft bar/entertainment room with bi-folding doors opening on to the 30ft heated swimming pool. The 70ft garden is screened by mature trees and shrubs and is mainly laid to lawn with a large patio area.

On the first floor you will find five of the bedrooms, three of which contain en suite bathrooms and a further family bathroom. The grand master suite is split over two levels and is entered via double doors. The suite hosts a large beautiful en suite with large Jacuzzi bath, walk-in shower and his and hers vanity unit. A staircase leads to the impressive his and hers dressing room. Located on the second floor you will find a further two bedrooms one of which has an en suite and Velux balcony. The second floor rooms were arranged and have fittings making it possible to easily convert the two rooms to provide a separate annex flat or private guest suite.







Ripley View, Loughton, IG10

APPROX. GROSS INTERNAL FLOOR AREA 5083 SQ FT 472.2 SQ METRES (EXCLUDES VOID / EAVES STORAGE & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		