

# STANMORE WAY

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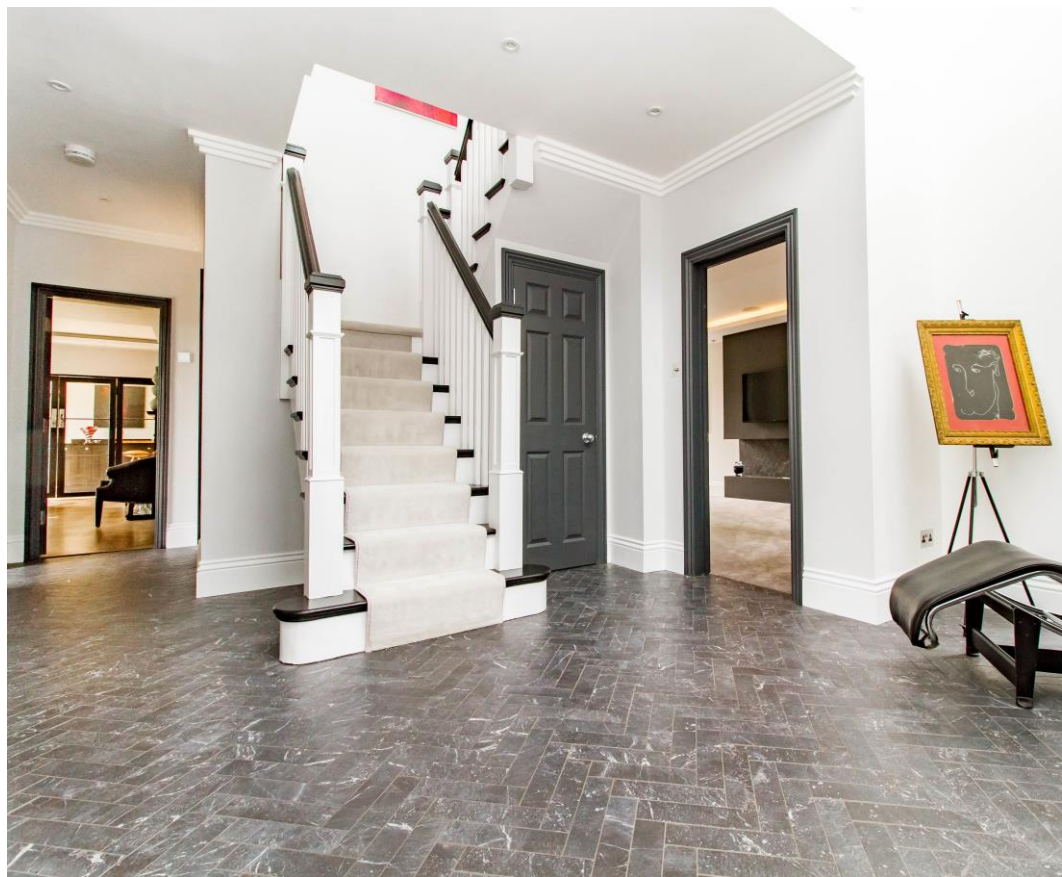


GERARD'S  
PROPERTY SERVICES

# Stanmore Way, Loughton



*The property is ideally located for the shopping facilities of the local High Street with its fashionable boutiques and eateries. The spacious accommodation is arranged over three floors and we strongly advise an immediate internal viewing to appreciate the quality of the fixtures and fittings. Viewings strictly by appointment only.*





A truly stunning family residence set behind security gates located in the prestigious Goldings Manor area of North Loughton. This stylish residence has been the subject of extensive improvement by the current vendor to provide a property perfectly suited to the needs of the modern family. On entering the property through the impressive double doors, you are met by a double height vaulted reception hall which is drenched in natural sunlight. The elegant kitchen/breakfast room and adjacent utility is comprehensively fitted with integrated appliances, with a spacious dining room for more formal occasions. The living room with its impressive bay window offers superb views of the landscaped grounds, whilst the family room and study complete the ground floor accommodation. On the first floor there are four double bedrooms two with en-suite dressing rooms and bathrooms, whilst the other two bedrooms share the luxuriously appointed family bathroom. On the second floor is the master suite with en-suite bathroom and a further bedroom/dressing room.







## Ground Floor

Entrance Hallway

Family Room  
22' 0" x 14' 9" (6.70m x 4.49m)

Cloakroom  
7' 0" x 3' 2" (2.13m x 0.96m)

Study  
15' 8" x 10' 4" (4.77m x 3.15m)

Formal Living Room  
23' 10" into bay x 22' 0" (7.26m x 6.70m)

Kitchen/Breakfast Room  
22' 7" x 12' 7" (6.88m x 3.83m)

Kitchen Area  
9' 10" x 6' 2" (2.99m x 1.88m)

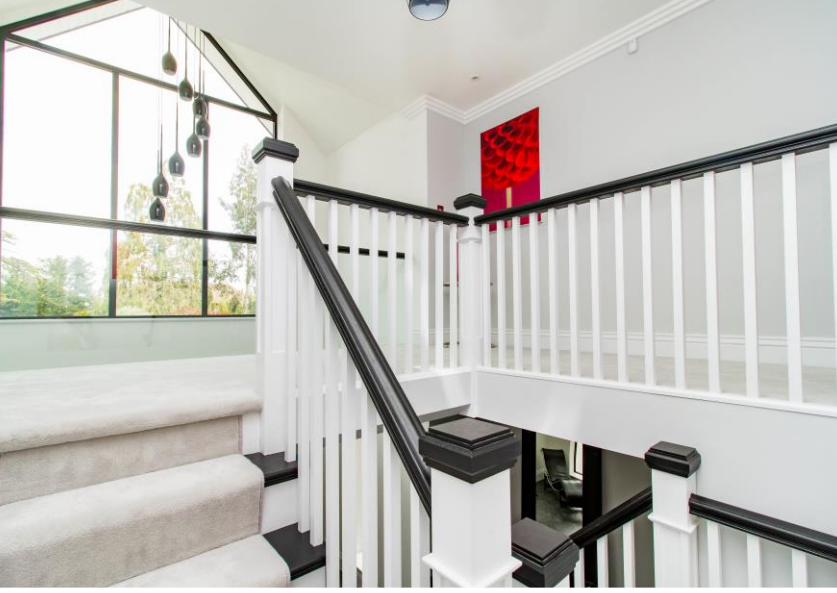
Utility Room  
12' 8" x 5' 10" (3.86m x 1.78m)

Dining Room  
25' 9" x 10' 10" (7.84m x 3.30m)

Boot Room  
5' 5" x 4' 6" (1.65m x 1.37m)

Gardeners WC/Boiler Room  
3' 10" x 3' 11" (1.17m x 1.19m)





## First Floor

### Bedroom Two

14' 10" x 14' 1" (4.52m x 4.29m)

### Walk-In Wardrobe

7' 8" x 6' 9" (2.34m x 2.06m)

### En-Suite To Bedroom Two

7' 7" x 6' 9" (2.31m x 2.06m)

### Bathroom

7' 11" x 7' 7" (2.41m x 2.31m)

### Bedroom Four

17' 10" x 10' 5" (5.43m x 3.17m)

### Bedroom Five

12' 10" x 10' 8" (3.91m x 3.25m)

### Dressing Area

10' 8" x 4' 0" (3.25m x 1.22m)

### Bedroom Three

22' 1" x 13' 4" (6.73m x 4.06m)

### Walk-In Dressing Room

12' 5" x 8' 0" (3.78m x 2.44m)

### En-Suite To Bedroom Three

8' 0" x 9' 3" (2.44m x 2.82m)





## Second Floor

Bedroom Six/Dressing Room  
18' 6" x 14' 2" into bay (5.63m x 4.31m)

Master Bedroom  
22' 9" x 17' 0" (6.93m x 5.18m)

En suite to Master Bedroom  
11' 6" x 11' 5" (3.50m x 3.48m)

## Exterior

Rear Garden  
115' 0" x 65' 0" (35.03m x 19.80m)

Courtyard  
52' 0" x 20' 0" (15.84m x 6.09m)

Garage/Gymnasium  
17' 8" x 13' 0" (5.38m x 3.96m)

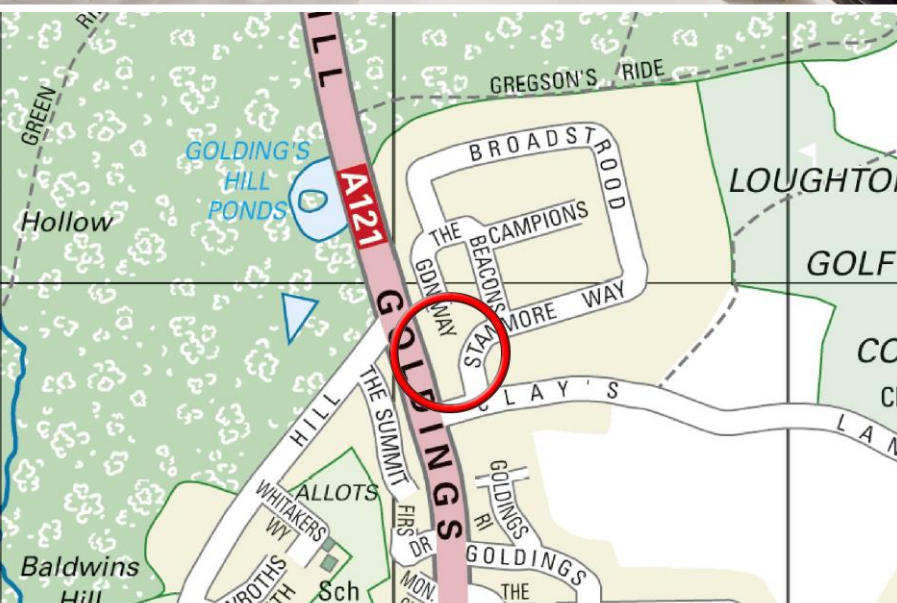
Workshop  
18' 0" x 14' 2" (5.48m x 4.31m)

Changing Room  
14' 0" x 5' 6" (4.26m x 1.68m)

Pump Room  
13' 11" x 5' 3" (4.24m x 1.60m)

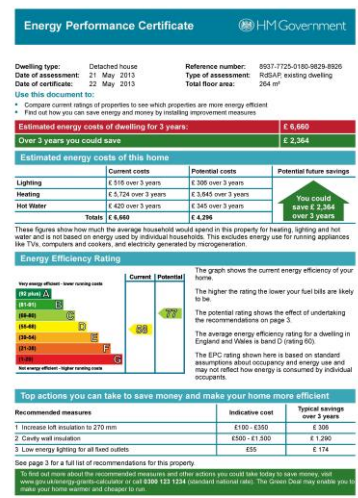






## Exterior

Externally the secluded South facing fully walled grounds are laid to lawn and planted with a wide variety of shrubs, plants and trees. The property also boasts a heated outdoor pool, changing room, garage and workshop.





### First Floor

Approx. 136.8 sq. metres (1472.9 sq. feet)



### Second Floor

Approx. 81.1 sq. metres (872.8 sq. feet)



### Ground Floor

Approx. 241.0 sq. metres (2593.8 sq. feet)



Total area: approx. 458.9 sq. metres (4939.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

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