



P R I M E R E S I D E N T I A L

P R E S E N T S

Cedar Lodge, High Beech



elliott **E | J** james

Mott Street, Sewardstonebury



Welcome to this exquisite new build property located just off Mott Street in the highly sought-after High Beech area moments from Loughton. Cedar Lodge is a stunning detached house, completed in 2024, offers an impressive 2,300 square feet of living space, making it an ideal family home. With five spacious bedrooms and four well-appointed bathrooms, this residence is designed to accommodate both comfort and style. The property boasts a perfect blend of luxury.

As you step inside, you are welcomed by a bright and airy reception hallway that sets the tone for the rest of the home. To the left, a dedicated study provides a quiet, productive space, while the separate reception room is ideal for relaxed family gatherings, with patio doors leading to the rear garden. You will find underfloor heating throughout, providing a warm and inviting atmosphere during the colder months. The heart of the home is undoubtedly the stunning fitted kitchen, complete with a central island that is perfect for both cooking and entertaining. The bi-folding doors seamlessly connect the indoor space to the outdoor balcony, allowing for an abundance of natural light and creating a wonderful flow for gatherings with family and friends. A utility room completes the ground floor, offering added practicality

Upstairs, the first floor is home to five well-proportioned bedrooms, with three featuring their own en-suite shower rooms. A large, contemporary four-piece family bathroom serves the remaining bedrooms. Externally, Cedar Lodge offers ample off-street parking with a large gated driveway, as well as a double carport with an EV charger. Side access leads to the generous rear garden, ideal for outdoor activities and relaxation.

This property comes with a 10-year building warranty, offering peace of mind for the future. Every detail has been carefully crafted with modern living in mind, making this home not only a place to live but a sanctuary to enjoy.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

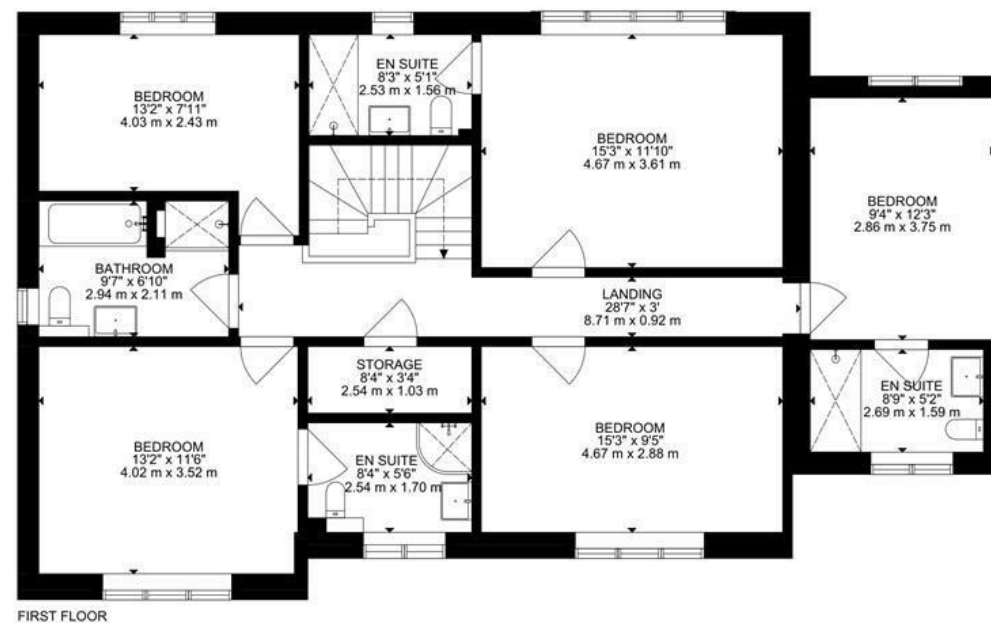
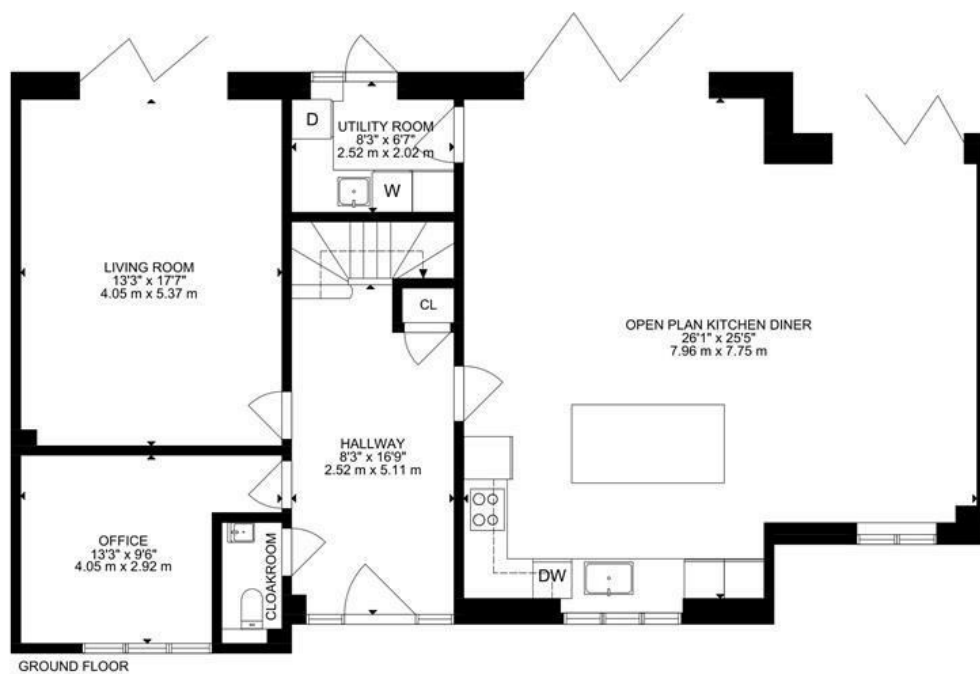
N
E
E
D

T
O

K
N
O
W

Sqft 2367.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G

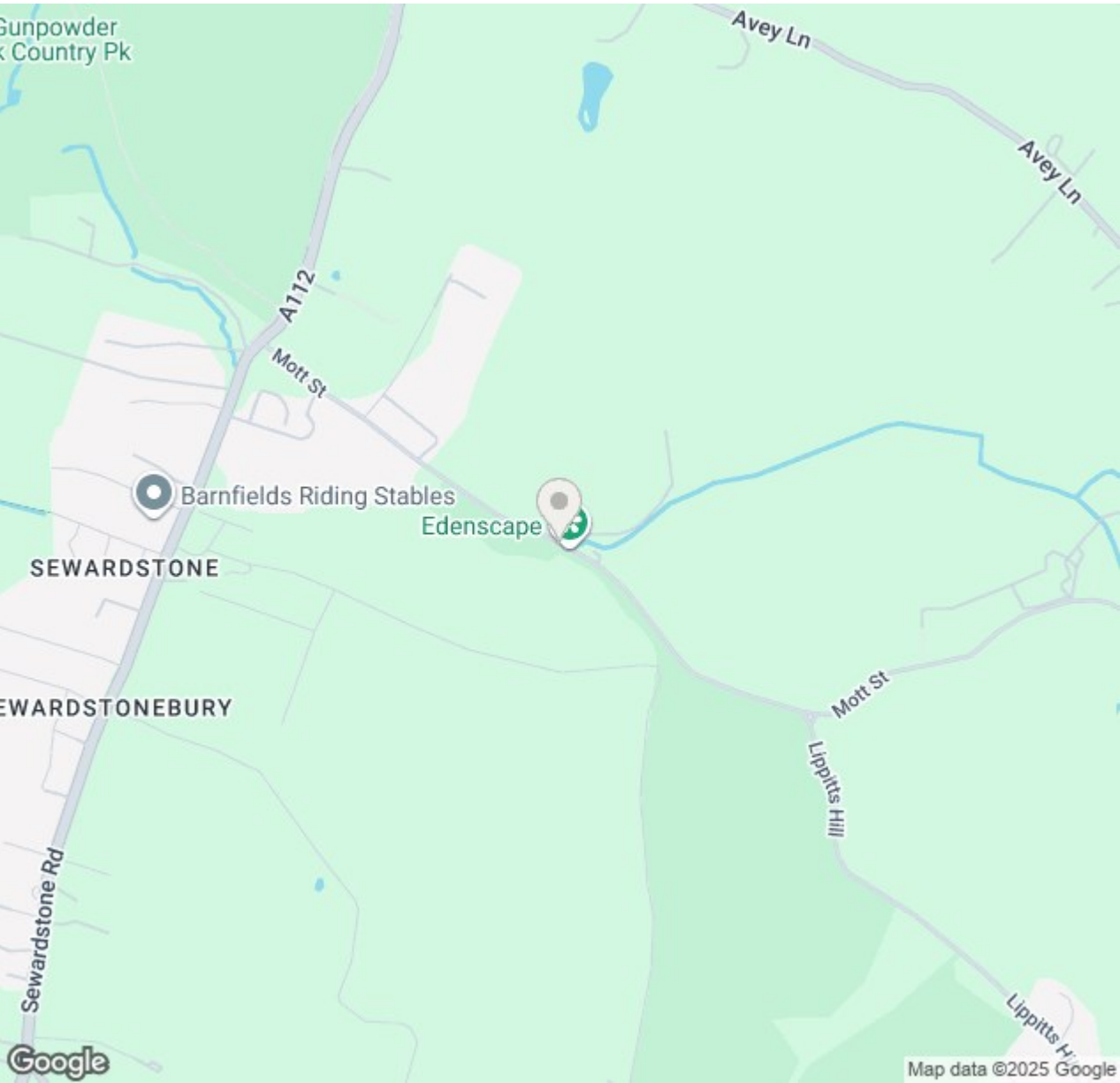
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 1194 SQ FT, 111 m², FIRST FLOOR: 1173 SQ FT, 109 m²
TOTAL: 2367 SQ FT, 220 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.