



St. Johns Road, Loughton, IG10

BUTLER  STAG





**Guide Price £2,600,000 -  
£2,700,000.**

**Holding a commanding position  
on one of Loughton's most  
desirable turnings is this striking  
detached five bedroom family  
home which sits only a stones  
throw from Epping Forest.**



## Freehold

- An Exceptional Detached Family Home
- Five Bedrooms/Four Bathrooms
- Extended Kitchen/Lounge/Diner With Vaulted Ceilings
- Three Generous Reception Rooms
- Study room
- In Excess of 3800 Sq Ft
- 115 Ft Landscaped Rear Garden
- Off-Street Parking For Several Vehicles & Garage

Finished to exacting standards whilst spanning across three floors, the ground level provides generous living space combined with modern-day family conveniences. The open-plan kitchen/breakfast room is the epicentre for modern living creating a sociable space perfect for entertaining guests. The bespoke kitchen boasts a central island with a breakfast bar area, wine chiller, one of two available sinks with Zip tap and multiple pull-out draws. The kitchen also offers a vast amount of storage cupboards away from the separate utility room along with a full range of Miele fitted appliances including an induction hob, two ovens, a microwave oven, two warming draws, coffee machine, dishwasher and integrated fridge/freezer. A set of full-width Bi-folding doors invite the outside in showcasing spectacular views into the garden. Continuing on, of particular note to the ground floor is the impressive vaulted dining room with your eyes immediately drawn to the incredible ceiling heights in this area. A separate formal reception, study area and guest cloakroom complete the downstairs.

Upon the first floor, you will find three double bedrooms, all accompanied by built-in wardrobes and en-suites. In addition to the three bedrooms, is the master bedroom suite which includes a superb en-suite bathroom with a separate shower and a bespoke fitted walk-in his/hers dressing room.

The second floor holds two further double bedrooms with a separate shower room to accommodate this guest level. Furthermore, subject to the usual planning consent is the opportunity to extend the second floor into the extensive loft space currently available and used as storage.

Externally, the outdoors follows suit on exacting standards throughout this wonderful home with the rear garden extending to some 115 ft of magnificent entertaining space, whilst mainly laid to a lawn with a variety of mature









## St Johns Road

Approx. Gross Internal Area 353.9 Sq M ( 3810 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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.

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