

Daniel  
Frank





## The Old Stables Connaught Avenue Loughton, IG10 4DP

Nestled in the heart of Loughton, this enchanting conversion of a 19th Century Stable is a truly hidden gem. The Old Stables seamlessly blends the rich history of Loughton with a contemporary touch. Originally transformed into an exquisite link-detached residence in 1988, this property now boasts four bedrooms, three bathrooms, and an abundance of character.

The property's charm begins with a 65ft driveway leading to commanding gates that open into an immaculate courtyard, offering versatile possibilities. Whether utilised as a garden and social space or additional off-street parking behind the gates, the options are plentiful. Moreover, a large covered area houses a sauna and hot tub, along with additional space currently serving as a gym.

It is worth noting, a previously approved planning application from 2017 (Planning reference no EPF/1682/17) for the conversion and modification of the existing covered store/gym into a single-story annex accommodation, comprising a bedroom, en-suite, and kitchen living room.

Detailed plans are available for viewing at our office.

Upon entering the home, a welcoming hallway provides access to all aspects of the ground floor. The left side of the property features living spaces with vaulted ceilings, exposed brick walls, and beams. A spacious dining room leads to a captivating living room with an open fire, a separate study, and French doors to the rear garden.

Adjacent to the living spaces, a bar area, with its impressive size and vaulted ceiling, serves as a perfect venue for social gatherings or an additional reception room, with easy access to the rear garden.

The elegant kitchen/breakfast room is generously sized and showcases modern shaker-style units with integrated appliances and quartz countertops. A utility room, accessed by a stylish sliding door, completes the kitchen.

**Tenure Freehold**  
**Council Epping Forest**





Your Next Chapter



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Total area: approx. 232.5 sq. metres (2502.8 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Heading to the right side of the house, a charming hallway leads to the first of two bedrooms, a comfortable double bedroom with a three-piece en-suite. The Master bedroom, boasting a significant size, features a beautifully finished en-suite and a spacious walk-in dressing room. A separate WC completes the downstairs layout.

Ascending to the upper level, a hallway leads to two additional double bedrooms and a family bathroom.

Externally, the rear garden unfolds in three uniquely-shaped sections adorned with plants, while a brick-built wall enhances privacy and security. A rear gate provides convenient access to High Beach Road, placing Loughton High Road just a stone's throw away.

#### WHY LOUGHTON?

Loughton is an extremely sought-after area. The High Road is the centre point and covers all essential needs from supermarkets such as M&S, Sainsburys and Morrisons to popular cafes, coffee shops and restaurants. Loughton Cricket Club, Bowling Club and the newly renovated Loughton Leisure Centre are all situated just off the High Road and offer sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area. The wonderful Epping Forest offers multiple areas to go for a bike ride, a run, or a Sunday stroll. Loughton Central Line Station provides easy access into The City and West End.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		