

Daniel
Frank





8 Stanmore Way Loughton, IG10 2SA

This excellent new five/six bedroom family home has been designed by local architects of notable designs, Clear Architects. Located in the highly sought-after Goldings Manor Estate, this exceptional home combines cutting-edge sustainability features with luxurious design elements, providing an unparalleled living experience.

The property is arranged over two floors. Ground floor comprises of a double height entrance hallway, a formal living room, a family room with bi-folding doors, a sitting room, a gym/bedroom (which could easily be adapted to provide a fully self-contained living quarters for relatives), a shower room, a cloakroom, a utility room and an impressive kitchen/dining/ living area with bi-folding doors leading to the garden.

The first floor offers an expansive galleried landing, five generously sized bedrooms including a luxurious master suite with an en-suite four piece bathroom, a further en-suite shower room and a family bathroom. It is worth noting that four of the bedrooms have bespoke built in wardrobes.

Externally the property has a carriage driveway with electric gates providing secure off-street parking for multiple vehicles. The rear offers a beautifully

Tenure Freehold
Council Epping Forest

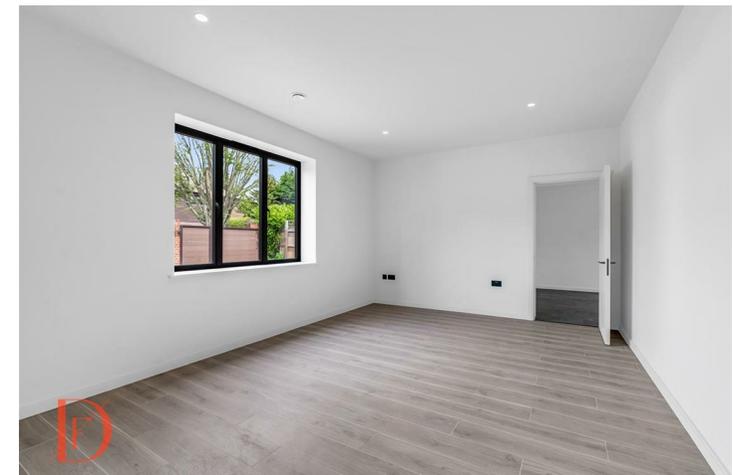
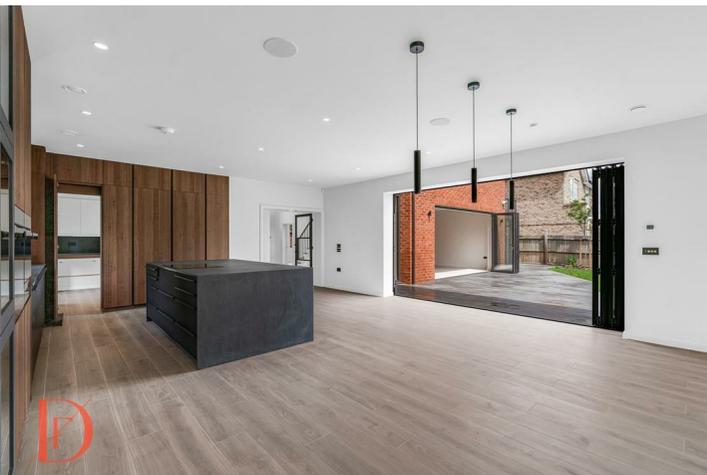




landscaped garden with a decked area, ideal for outdoor activities and entertaining. The remainder of the garden is mainly laid to lawn with newly planted borders.

Internal Finishes and Features:

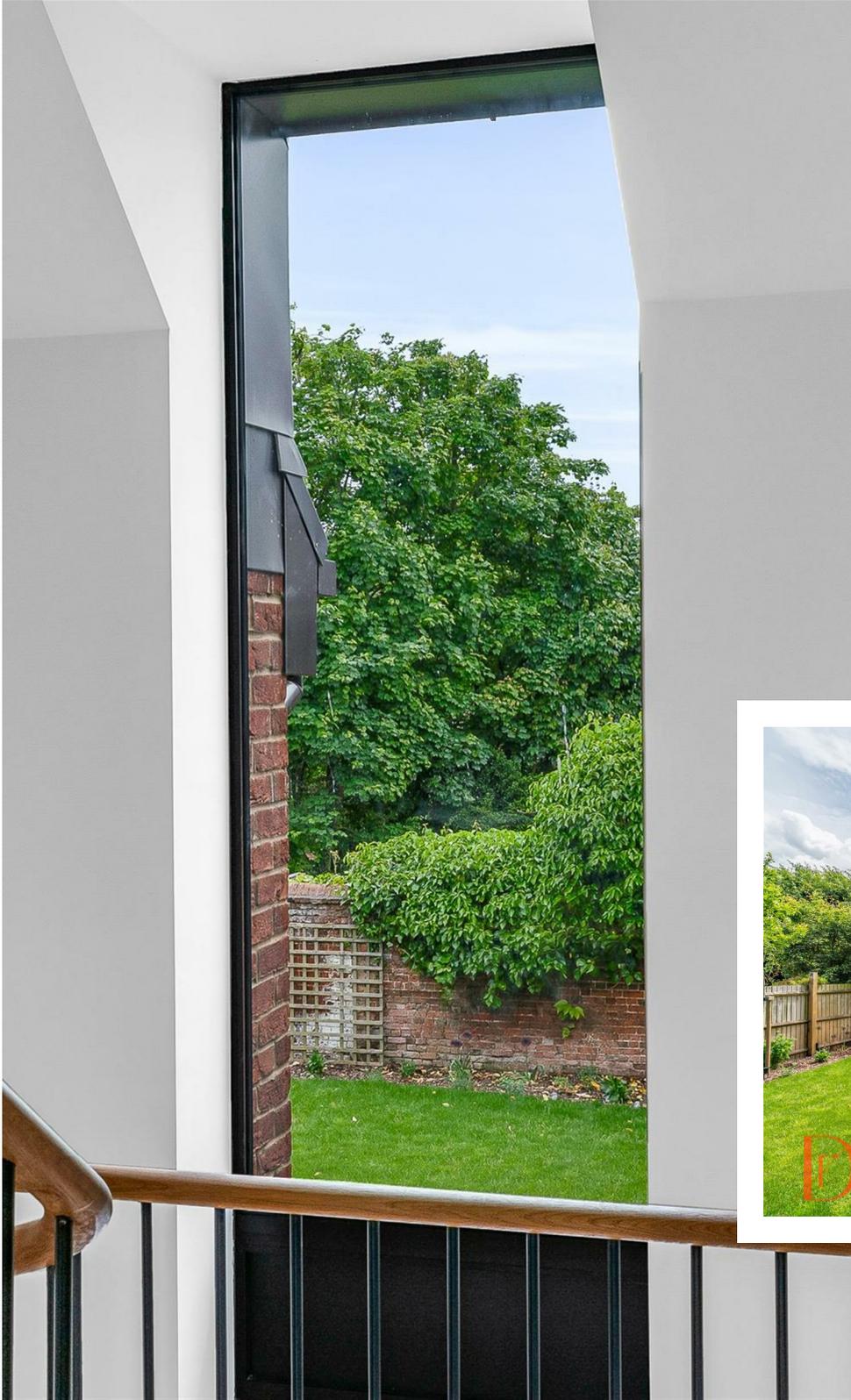
- Leicht Bondi Kitchen by Inline Designs with:
 - o Lined Walnut Doors.
 - o Bromo Dekton Grey Worktops.
- Siemens Appliances.
- Tiles by Casa Ceramica, Porcelanosa, Lusso and Porcelain Tiles.
- Vaulted unique ceilings to all the first floor with galleried landing overlooking double height entrance space.
- Sanitaryware by Lusso and Duravit.
- 'Portland Stone Pale' paint by Little Greene.
- Bespoke Joinery.
- Bespoke oak staircase with metal spindles.
- Vapour Fireplace by Dimplex.
- Laundry Chute from Landing to Utility room.
- Built-in Speakers in the kitchen and the gym.





Your Next Chapter



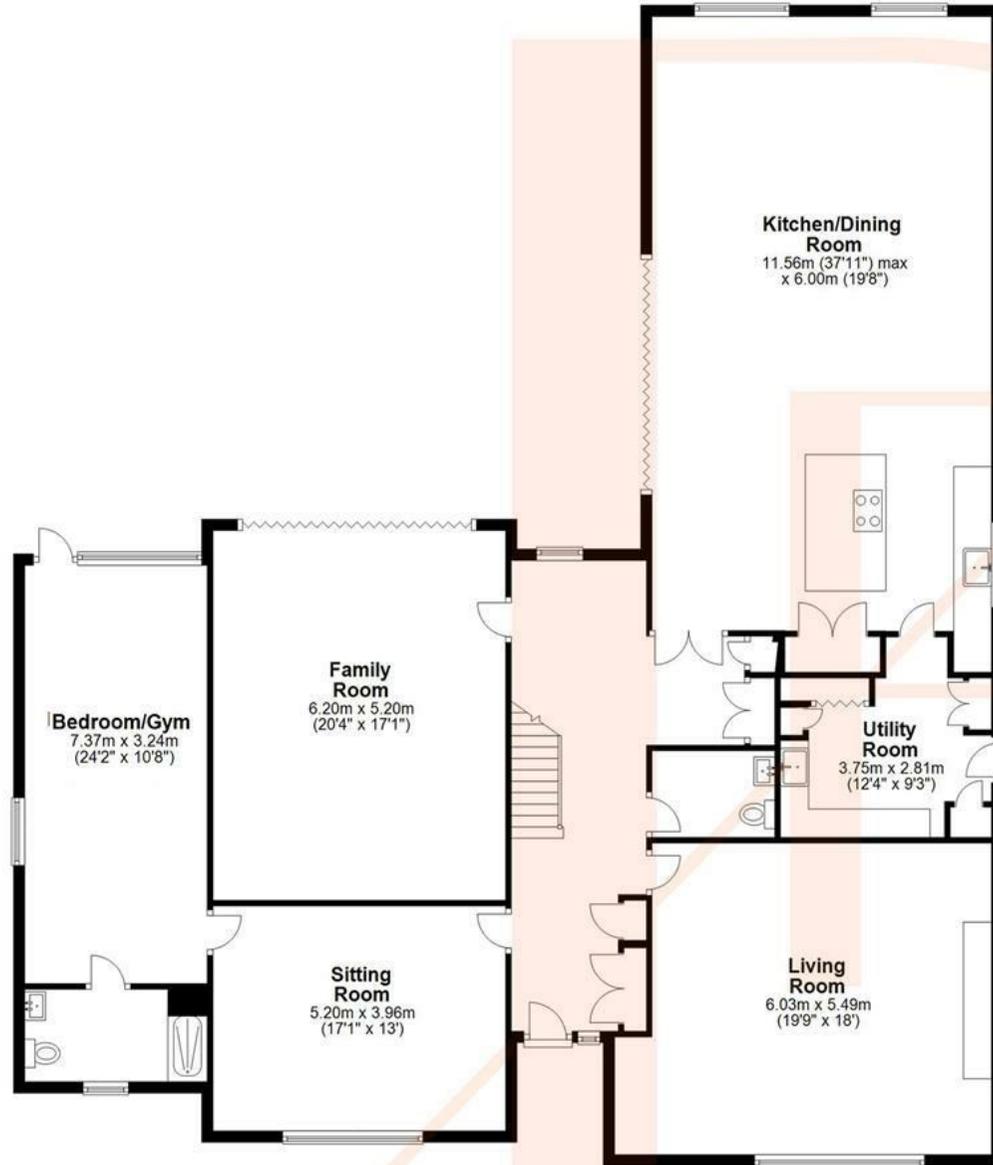


Your Next Chapter



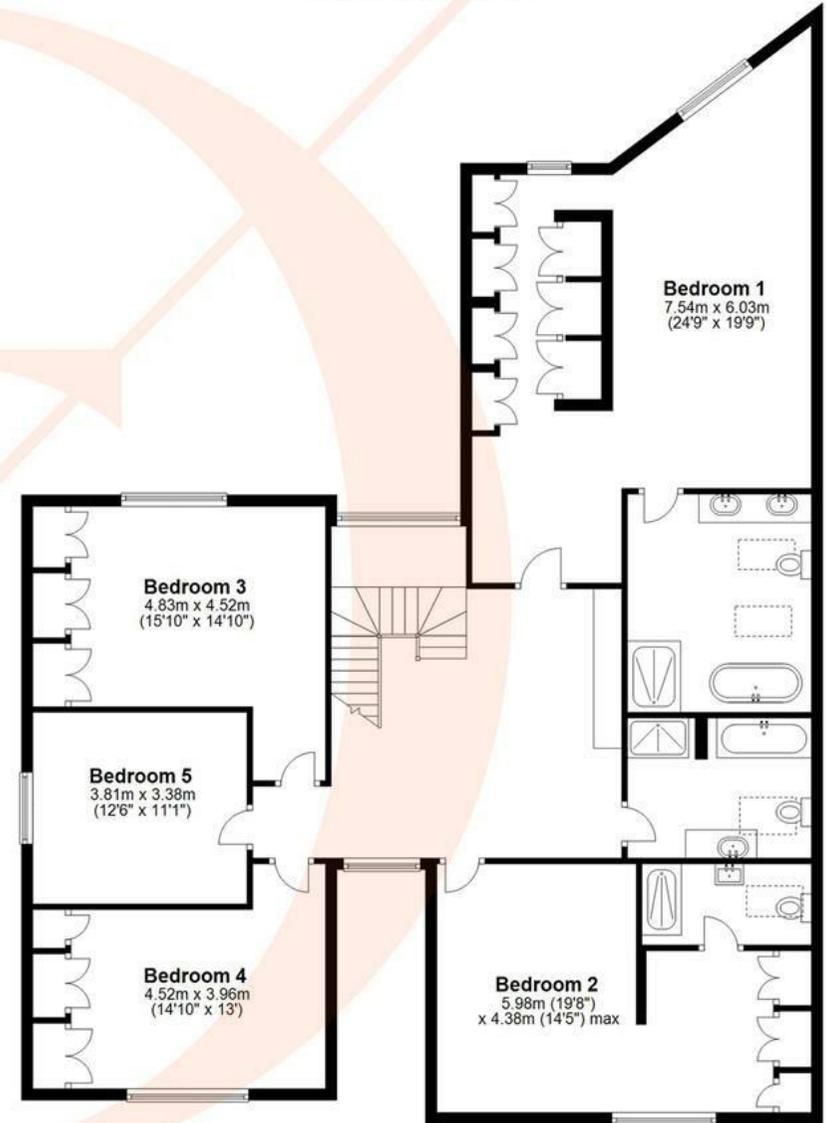
Ground Floor

Approx. 227.7 sq. metres (2451.4 sq. feet)



First Floor

Approx. 177.7 sq. metres (1912.4 sq. feet)



Total area: approx. 405.4 sq. metres (4363.7 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, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Sustainability Credentials:

- Photovoltaic Panel Array with battery storage for reduced energy bills – Battery added for cheaper night time tariff electrical storage.
- Air Source Heat Pump for hot water and heating – in combination with super insulated fabric (roof/walls and floor), sustainable energy source further reducing bills.
- Whole House Mechanical Ventilation Heat Recovery: ventilating, filtering and heating the air thus reducing energy bills.
- Underfloor Heating throughout the house.
- Electric Vehicle Charging point within landscape front driveway.

External Finishes and Features:

- Sunridge Red Handmade Bricks.
- VMZINC Storm Grey zinc standing seam cladding.
- Del Carmen 'World-Class Spanish' Slate tiles.
- Boulder Green Roof.
- Aluminium Windows and Doors (RAL 8019):
 - o Designer Doors Front door.
 - o Alitherm 300 windows.
 - o Visofold 1000 bifolds and side door.
- Automatic Entrance Gates.
- Security alarm.
- Security camera system.

The property has a 10 year build warranty.

EPC - To be confirmed.

'as explained by the architect'

The original house that occupied the plot was oriented the wrong way round. To make the most of the Southerly orientation to the rear garden, we flipped the main accommodation in our design to not only create a stunning garden but create a connections to it; from the lounge, super space and even the gym. We wanted to create drama as you walk through the front door with a double height space and a flow through a widely proportioned hallway flooded with dual aspect light, a set of feature glazed doors draw you into the kitchen/dining and snug super space. Each space you walk through, we wanted to create views to the outside making you feel good.

The staircase is a feature of the hallway design, connecting the first-floor bedrooms via our wide galleried landing including a laundry chute within the bespoke make joinery. To design the height of the building with the neighbours in mind, the bedrooms are partially in the roof space, allowing us to make the most dramatic spaces with height and angles. Not one room is the same each designed with furniture layouts in mind, maximising each room without compromising the feel of the dramatic entrance hall and landing.

With sustainability in our mind, we have incorporated a green roof overlooked from the main bedroom suite, there are PV panels and an Air Source Heat Pump to assist with keeping those bills down; our design is beyond Building Regulations requirements.

Our interior design was borne at our concept stage and matches the high-end spatial design, it seamlessly links together.

It is a wonderful family home, and we are excited to see who will have one of our designs for their new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 