





31 Baldwins Hill Loughton, IG10 1SF

Nestled in a sought-after location to the north of Loughton town centre, this beautifully updated Grade II listed cottage combines historic charm with modern living. With its origins in the 19th century, the home sits on a desirable tree-lined turning, directly facing forestland and just a short stroll from local shops, cafés, and transport links.

The property has recently undergone a series of tasteful renovations, bringing a refined elegance to its period character. The ground floor now features striking herringbone flooring in the living area, where exposed beams and an open fireplace create a warm, welcoming atmosphere. A sleek new kitchen has been installed, offering a stylish and practical space that flows into the dining area-ideal for everyday living or hosting guests. The contemporary bathroom, also newly fitted, completes the ground floor accommodation.

Upstairs, two well-proportioned double bedrooms provide comfortable retreats, with the principal room benefiting from built-in wardrobes and ample natural light.

Outside, the home continues to impress. A private driveway offers parking for two vehicles and the front garden extends approximately 54 feet and is mainly laid to lawn, to the rear is a low-maintenance patio area-perfect for outdoor dining or unwinding in privacy.

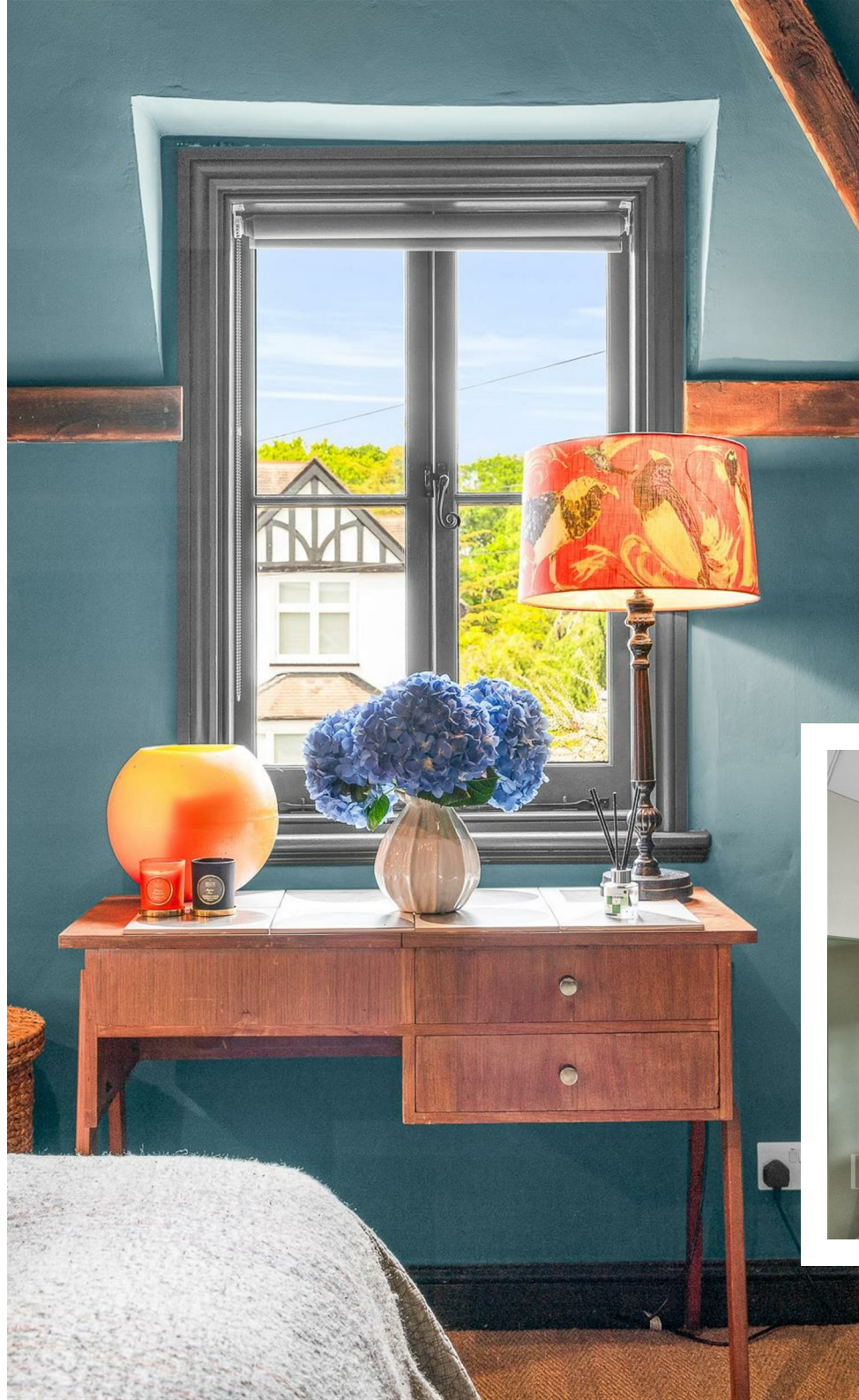
This unique home is perfect for those seeking the character of a heritage property without compromising on modern comforts.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



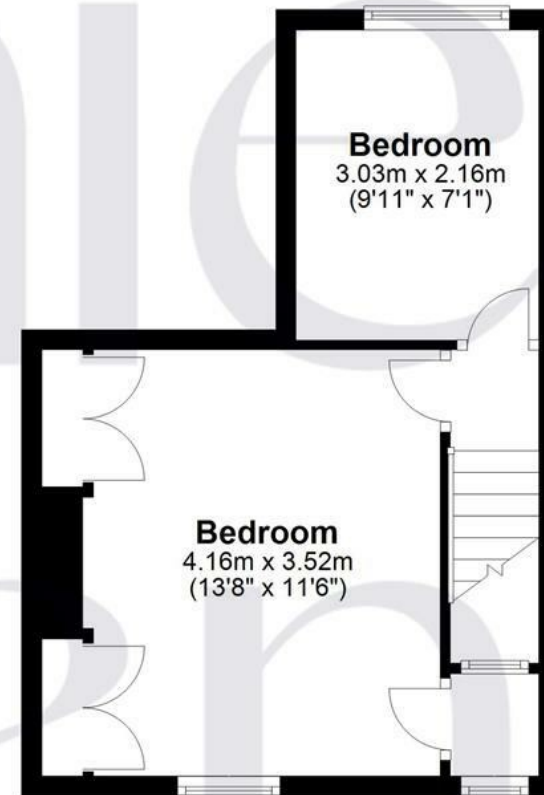
Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Baldwins Hill

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

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