







## Granary Lodge High Road Loughton, IG10 4JJ

An exceptional family residence with a detached annexe.

Set in a highly desirable location directly opposite Epping Forest and under a mile from Loughton Central Line Station, this beautifully presented former granary offers a rare opportunity to acquire a substantial home with extensive grounds and versatile accommodation.

Located close to the vibrant Loughton High Road and within easy reach of excellent local schools - both state and private - Granary Lodge is perfectly positioned for family life.

### Main House:

This elegant and spacious home is arranged over three floors.

The ground floor welcomes you with a generous hallway and a convenient guest WC. To the rear of the property, a stunning open-plan kitchen, dining, and living area spans over 10 metres in width, boasting

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



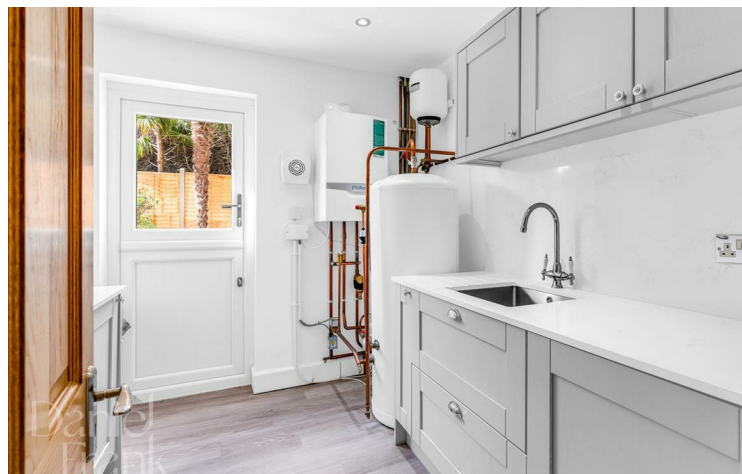




contemporary finishes, integrated appliances, and spectacular bi-fold doors that open onto the garden - ideal for entertaining and family living. A separate utility room with direct garden access enhances functionality. Complementing the main living space are two further reception rooms: a large formal living room and an additional family room.

The first floor comprises three spacious double bedrooms, each with its own stylish en-suite bathroom, ensuring privacy and comfort for all family members.

On the second floor, two more generously sized double bedrooms are served by a well-appointed family bathroom, making this property ideal for larger families or guests.







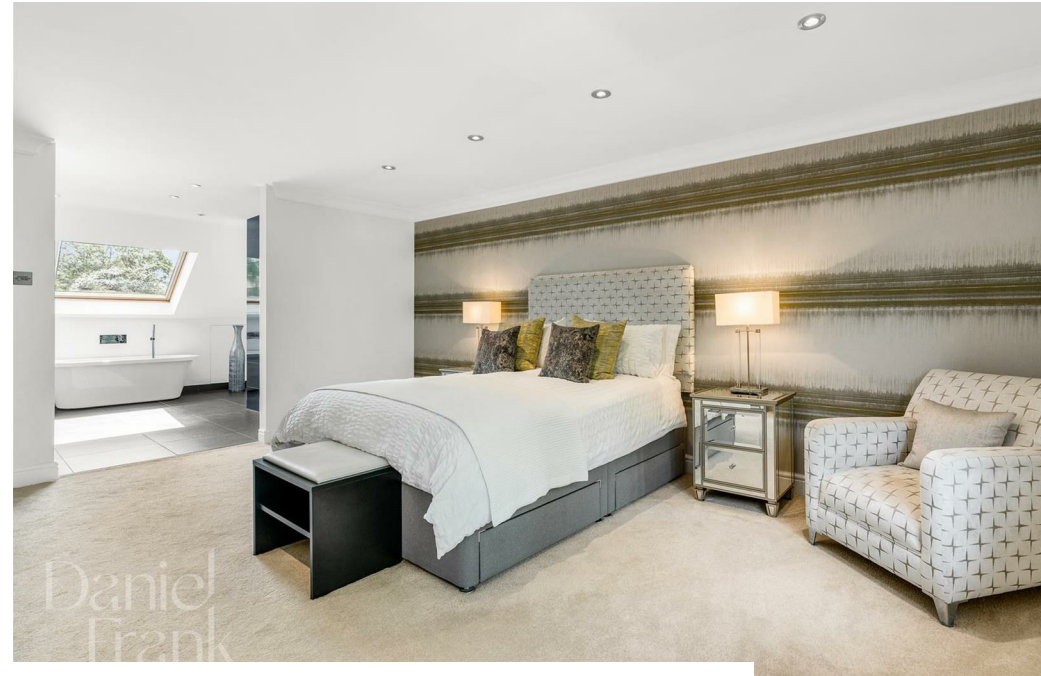
Your Next Chapter





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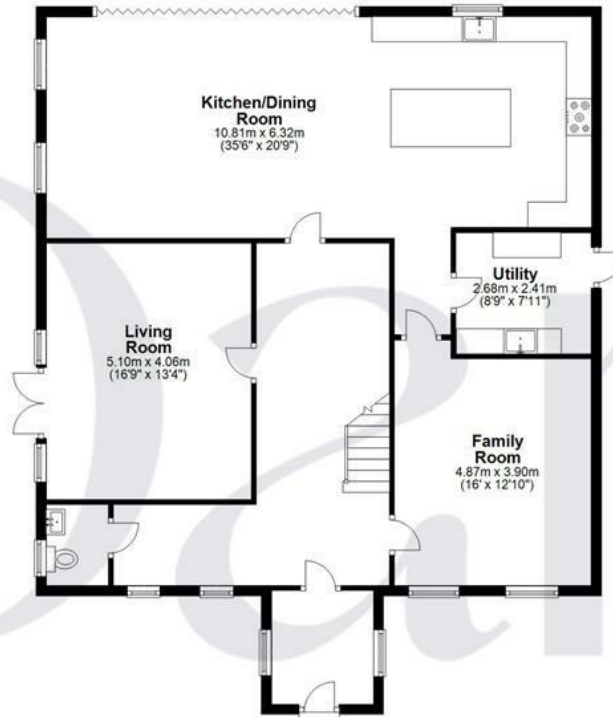
Your Next Chapter





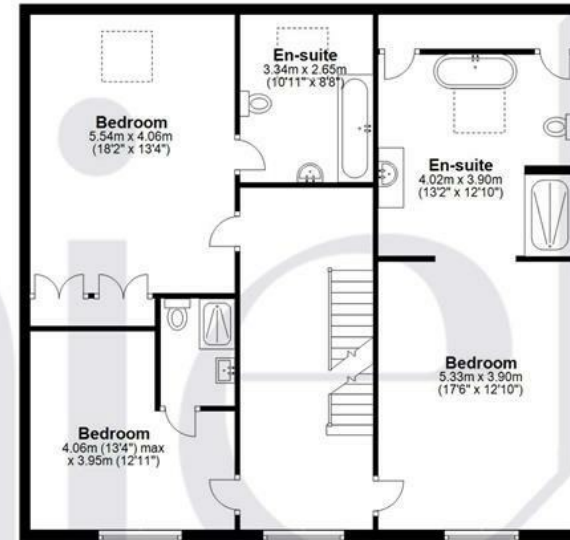
### Ground Floor

Approx. 126.2 sq. metres (1358.4 sq. feet)



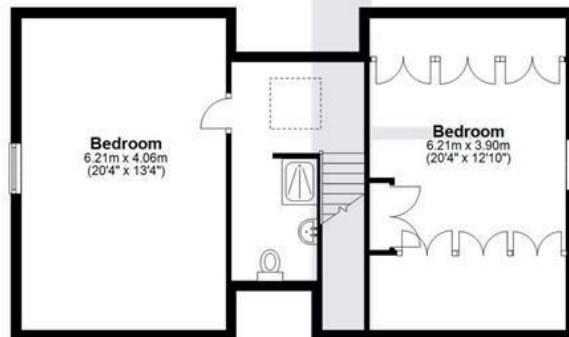
### First Floor

Approx. 110.6 sq. metres (1190.7 sq. feet)



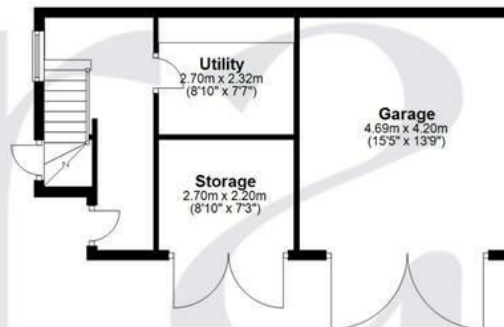
### Second Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



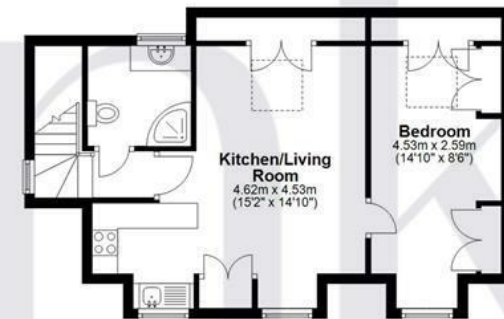
### Outbuilding Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



### Outbuilding First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 388.3 sq. metres (4179.2 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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Detached Annexe & Outbuilding:

Set within the gated grounds is a second detached building offering exceptional flexibility. The first floor features a self-contained one-bedroom annexe, complete with a double bedroom, a modern bathroom, and an open-plan kitchen/living room - perfect for guests, extended family, or as an income-generating rental.

The ground floor of this outbuilding includes an entrance hall, a utility room, a storage room, and a garage, accessible via electric gates - an ideal setup for a home office, workshop, or additional storage.

Grounds:

Occupying a large, flat, and gated plot, the property enjoys excellent privacy and outdoor space for leisure and recreation. The grounds are meticulously maintained, providing the perfect backdrop to this stunning home.

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. We have 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>                            | 75                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

