

Daniel
Frank





Saratoga

Toot Hill, Ongar, CM5 9SD

This striking, architect-designed home offers over 4,250 sq. ft. of living space across three floors, featuring five bedrooms and four luxurious bathrooms. Bold architectural features meet timeless natural finishes, creating a residence that is both contemporary and enduring. From the moment you arrive, the unique natural slate entrance door makes a powerful statement, opening into a double-vaulted hallway with a sculptural curved concrete staircase, finished in premium decorative cement for a seamless, monolithic look. A bespoke chandelier further enhances the sense of arrival.

Ground Floor

At the heart of the home lies the bespoke luxury kitchen, designed with a sleek architectural concrete finish and fully equipped with Siemens appliances, including a double oven, double dishwasher, and vented induction hob. The kitchen flows effortlessly into a spacious dining/family room and a light-filled living area, enjoying views of the landscaped surroundings through large-format aluminium glazing, subtly tinted for privacy and heat deflection.

A generous utility room with side access and concealed plant area ensures practicality matches design. An additional office/sitting room provides

Tenure Freehold
Council Epping Forest





flexible space for working from home, while an additional living room – pre-wired for use as a cinema room – offers further versatility. A ground floor cloakroom and a well-positioned storage cupboard complete the layout.

First Floor

The first floor presents three expansive bedrooms, each designed as a private retreat. The principal suite is a true sanctuary, featuring a private balcony, a luxury spa-like bathroom with a natural matt stone freestanding bath, seamless cement finishes with no grout lines, and handcrafted surfaces for a contemporary yet timeless feel. The suite also includes a room which could easily be converted into a walk-in wardrobe. Additional bedrooms benefit from their own private balconies, offering elevated countryside views.





Your Next Chapter



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Second Floor

The top floor offers two further luxury bedrooms, both with statement proportions and access to beautifully designed en suites. One features a large walk-in wardrobe, creating a boutique dressing room experience. All bedrooms on the first and second floors are fitted with air conditioning.

Features & Technology

- Spa-inspired bathrooms throughout: natural stone baths, sculpted cement finishes, seamless and grout-free.
- Air conditioning and MVHR system, ensuring comfort, air quality, and energy efficiency.
- CCTV installed for security.
- CAT6 cabling for high-speed connectivity.
- Pre-wired cinema room for future entertainment.
- Vaulted ceilings and floor-to-ceiling aluminium glazing, blending contemporary style with natural light.

Outdoor Living

With multiple balconies and a private terrace, this home is designed to embrace its countryside setting, offering outdoor spaces to relax, entertain, or simply enjoy the views.

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) A		
(81-91) B	82	84
(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	

