



St. Johns Road
Loughton | Essex | IG10 1RZ

FINE & COUNTRY

SELLER INSIGHT

“ This has been a wonderful home and a great place to bring up our family. Our children are all grown up, so we feel the time is right for us to downsize. It is great to be so close to the 6000 acres of Epping Forest where you can go for walks with the dog, cycle, or horse ride so you feel you are in the country yet we are not far from the centre of the town.

The beautifully landscaped and secluded rear garden is a real charmer. The vast main terrace with wrought iron railings and a raised shrub bed has steps down to a pathway with an attractive central water feature and a large lawn bordered by mature trees and shrubs. The path leads on to the end of the garden where you will find a bespoke summer house with solid wood internal walls, vaulted ceiling, windows, and French doors, tiled flooring, and an adjacent terrace so you can follow the sun all day. There is also a discreetly hidden garden shed, work area and greenhouse.

Loughton is a charming town with plenty of pubs, restaurants, and independent shops as well as sports and entertainment venues including the Loughton Leisure Centre with a large indoor swimming pool. There is a wide selection of sought after primary and secondary schools in the area to choose from.

Loughton station is just over a mile away and on the London Underground's Central Line. Regular trains can whisk you to Stratford in 20 minutes and Liverpool Street in about half an hour, so it is ideal for commuters wanting to travel to the City or the West End. As far as road travel is concerned it is only a short distance to both the M11 and the M25, which give easy access to many wonderful areas and attractions as well as Stansted Airport which is about a 35 minutes' drive away.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

St. Johns Road

This spacious and elegant detached house is located in a highly popular road on the edge of Epping Forest and only a short walk from Loughton High Road.

Over the years the house has been considerably extended and updated, turning it into a wonderful family home with plenty of flexible accommodation. It also includes a number of charming period style features that give it such a special, unique character.

It is approached via a very large 'in and out' block paved driveway with space for multiple vehicles which leads to the integral garage with an electric door and the impressive front porch with its Palladian style pillars.

Once inside there is a spacious and welcoming entrance hall with herringbone Amtico flooring and a staircase to the first floor. The hallway also has a useful understairs cupboard and a guest cloakroom as well as access to the rest of the ground floor through a series of beautiful glazed double doors. The charming sitting room with Amtico flooring, an attractive fireplace and a delightful box bay window is an ideal place to relax in front of the TV. There is also a large and elegant lounge with a Regency style fireplace and wide and impressive ornate pillared archway to the dining area providing an open plan feel which is ideal for more formal entertaining.

However, the 'heart of the household' and where family and friends spend much of their time is in the informal entertainment room. There is a fabulous bespoke bar and French doors with full height side windows to the terrace providing plenty of natural light as well as a built-in projector and drop-down screen for cinema evenings.

An ornate archway from the entertainment room leads to the large kitchen/breakfast room that has French doors to the rear terrace, a range cooker and attractive wooden style units housing a fridge, freezer and dishwasher while still leaving plenty of space for a large dining table and chairs.

Adjacent to the kitchen is a study, a second cloakroom, a fitted utility room with a washing machine and tumble dryer. There is a gym, that would also make an excellent games room/snug.

The first-floor landing provides access to three double bedrooms, one of which has a well-fitted dressing room and en-suite shower room with twin vanity basins. This bedroom boasts French doors opening out on to the roof terrace overlooking the exquisite rear garden. On the second floor there is a good-sized landing and three further bedrooms with fitted cupboards, plenty of eaves storage and wide-reaching views.







Travel Information

Loughton Underground Station	1.2 miles
Liverpool Street Station	12.9 miles
Stansted Airport	21.2 miles
M11/M25	

Leisure Clubs & Facilities

Loughton Golf Club	020 8502 2923
Epping Golf Course	01992 572 289
Loughton Cricket Club	020 8508 2489
Loughton Bowls Club	020 8508 3546
Loughton Leisure Centre	020 3225 5460

Healthcare

Multiple GP surgeries and dentists.	
St Margaret's Hospital	01992 561 666
Holly House Hospital	020 8505 3311

Education

Primary School	
Staples Road Primary	020 8508 1241
Oaklands School (Independent)	020 8508 3517
Chigwell School (Independent)	020 8501 5700
Braeside School (Independent)	020 8504 1133

Secondary School

Davenant Foundation School	020 8508 0404
Roding Valley High	020 8508 1173
Bancroft's School (Independent)	020 8505 4821
Chigwell School (Independent)	020 8501 5700
Braeside School (Independent)	020 8504 1133
Woodford County High Grammar School for girls	020 8504 0611
Ilford County High Grammar School for boys	020 8551 6496

Entertainment

Restaurants and pubs	
The Foresters	020 8502 5087
The Gardeners	020 8508 1655
Plume of Feathers	020 8502 0444

Local Attractions / Landmarks

Epping Forest
Warley's Park
High Beach
Epping Forest Museum



Ground Floor

Entrance Porch
Entrance Hall
Cloakroom
Sitting Room 16'8 x 11'11
Lounge 22'6 x 14'10
Dining Area 14'5 x 13'0
Entertainment Room 19'5 x 14'6
Kitchen/Breakfast Room 22'8 x 16'4
Study 8'8 x 6'10
Utility Room 8'8 x 8'8
Cloakroom
Gym 13'3 x 12'1

First Floor

Landing
Inner Lobby
Cloakroom
Shower Room
Bedroom 1 20'4 x 14'10
En-Suite Dressing Room
En-Suite Shower Room
Balcony
Bedroom 2 16'10 x 11'11
Bedroom 3 16'10 x 11'10
Bathroom

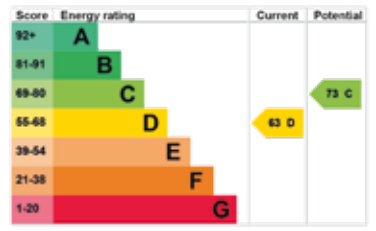
Second Floor

Landing
Bedroom 4 14'10 x 11'4
Bedroom 5 14'3 x 8'3
Bedroom 6 12'1 x 7'7
Eaves

Outside

Garage
Off Street Parking
Rear Garden

Tenure: Freehold
Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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