



Sparelease Hill  
Loughton | Essex | IG10 1BT



# STEP INSIDE

## Spareleaze Hill

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Welcome to this exceptional executive house that redefines luxury living. This magnificent seven-bedroom detached house is arranged over 4 floors and is nestled behind security gates giving you a sense of opulence and grandeur.

Entering the house, you are greeted by an impressive entrance hall that sets the tone for the rest of the house. This floor boasts a sitting room, dining room and study, which gives you're a good degree of flexibility and allows everyone to find a quiet space to work or relax in. The heart of house is the stunning open plan breakfast and family areas that lead out to beautiful wrap around terrace overlooking the garden.

The lower ground floor is dedicated to leisure pursuits, with a swimming pool, cinema room, bar and a garden kitchen there is something to keep everyone entertained.

The seven bedrooms are all doubles and are located on the first and second floors and all come with en-suite shower or bathrooms. On the second floor you will find a truly magnificent bedroom that is over 31ft and offers a separate dressing room and en-suite shower room, providing a sanctuary to escape the hustle and bustle of the main house.







# SELLER INSIGHT

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“ The location of this house is ideal, we are a short walk from Loughton High Road and the Central Line station, which takes you into Liverpool Street Station in approximately 25 minutes, so it is ideal for commuters and nights out.

The High Road has a good selection of shops and restaurants for when you want to stay closer to home. There is also a M&S Foodhall and a selection of bespoke shops offering a wide range of goods alongside some excellent pavement café's to watch the world go by from. For more active pursuits Epping Forest, Roding Valley Nature Reserve and a leisure centre are close by.

Lastly Loughton has a great choice of primary and secondary schools, there is also Oaklands Independent school which has an excellent reputation. Loughton really has a lot to offer families.\*



\* 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.









**Travel Information**

Loughton Underground Station 0.5 miles  
 Liverpool Street Station 13.4 miles  
 Stansted Airport 22.9 miles

**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 Horseshoes Country Pub 01992 712745  
 The Good Intent Rooms 01992 712066  
 Farand Bar and Restaurant 01992 941337  
 Welsh Harp 01992 677273  
 Vince's Restaurant and Bar 01992 700616

**Local Attractions / Landmarks**

Epping Forest  
 Warley's Park  
 Epping Forest Museum  
 Olympic White Water Park  
 Royal Gunpowder Mills



**Ground Floor**

- Entrance Hall
- Cloakroom
- Study 12'7 x 9'
- Sitting Room 23'8 x 17'10
- Dining Room 15'9 x 15'7
- Kitchen
- Breakfast Area
- Family Area

**Lower Ground Floor**

- Indoor Swimming Pool
- Shower Room
- Cinema Room 17'9 x 13'6
- Bar 9'9 x 9'9
- Garden Kitchen 17'9 x 15'3

**First Floor**

- Galleried Landing
- Bedroom 2 23'7 x 17'10
- En-Suite Shower Room
- Bedroom 3 19'9 x 15'4
- En-Suite Bathroom
- Bedroom 4 19'3 x 13'
- En-Suite Bathroom
- Bedroom 5 16'6 x 14'6
- En-Suite Shower Room
- Bedroom 6 15'8 x 13'2
- En-Suite Shower Room

**Second Floor**

- Landing
- Bedroom 1 31'9 x 21'9
- Dressing Room
- En-Suite Shower Room
- Bedroom 7 15'9 x 13'
- En-Suite Shower Room
- Storage

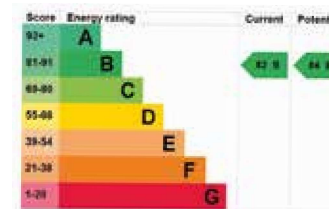
**Outside**

- Garage
- Off Street Parking
- Terrace
- Rear Garden



£ 3,750,000

Council Tax Band: G  
Tenure: Freehold



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 © 2023 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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