



Church Lane  
Loughton | Essex | IG10 1PD

FINE & COUNTRY

# SELLER INSIGHT

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“ We have loved living here it is exclusive and peaceful location. The garden especially is very private and unoverlooked so feel a million miles away from the hustle and bustle of the town centre.

We have an outbuilding with a bar in it that we use as an entertainment room, this has been particularly useful during the warmer months when we are entertaining.

The neighbours are settled and have lived here for many years, and it has a nice community feel to it. It has been a very happy house and we are only moving as the house is now too big for us and we will be selling the house chain free to make the process as smooth as possible.\*



\* 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

## Church Lane

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A substantial seven bedroom detached house in the heart of Loughton. The house is approached via electric gates that lead you to a spacious driveway, which provides ample off-street parking. Located less than a mile from Loughton Central Line station and the High Road, with an array of shops, restaurants and bars, this house is ideal for anyone looking to be close to all the amenities Loughton has to offer.

With exceptionally spacious and versatile accommodation the ground floor features underfloor heating throughout and comprises of grand entrance hall, spacious kitchen with central island and integrated appliances that is perfect catching up with family around whilst cooking an evening meal. The rest of the ground floor comprises a lounge, with a feature fireplace, family room, dining room and sitting room, which gives you plenty of space to socialise or find a quiet place to read a book. Also on the ground floor is a gym with a shower and an office for when you need to work from home.

The first floor is accessed via two separate staircases, the first leads to four large double bedrooms, two with en-suite bathrooms and a further two with en-suite bathrooms and dressing areas. The second staircase leads to three spacious double bedrooms, one of which benefits from a Jack & Jill en-suite shower room and another has built in wardrobes and en-suite bathroom.

This is an exceptionally versatile house that has so much to offer its new owners and needs to be seen to appreciate the size of the accommodation on offer.





**Area Information**

Loughton Underground Station 1.2 miles  
 Chingford Station 3.7 miles  
 Stansted Airport 22.3 miles

**Leisure Clubs & Facilities**

Loughton Golf Club 02085022923  
 Epping Golf Course 01992572289  
 Loughton Cricket Club 02085082489  
 Loughton Bowls Club 02085083546  
 Loughton Leisure Centre 02032255460

**Healthcare**

Forest Practice 02085084580  
 The Loughton Surgery 02084181340  
 St Margaret's Hospital 01992561666

**Education**

Primary School  
 Hereward Primary  
 Staples Road Primary  
 Whitebridge Primary  
 High Beech  
 St John Fisher Catholic Primary  
 Secondary School  
 Debden Park High School  
 Davenant Foundation School  
 Roding Valley High  
 Oaklands School (Independent)

02085086465  
 02085081241  
 02085088624  
 02085086048  
 02085086315

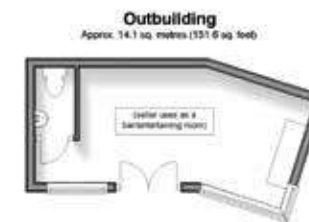
02085082979  
 02085080404  
 02085081173  
 02085083517

**Entertainment**

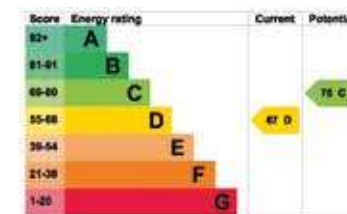
Pubs and Restaurants  
 The Victoria Tavern 02085081779  
 The Gardener's Arms 02085081655  
 Quindici 02085089655  
 India Grill 02085087799

**Theatres**

Corbett Theatre  
 Loughton Film Society  
 Local Attractions / Landmarks  
 Epping Forest  
 Lee Valley Park Farm  
 Hainault Forest Country Park



Council Tax Band: G  
Tenure: Freehold



Guide price £2,250,000

### Ground Floor

|               |              |
|---------------|--------------|
| Entrance Hall |              |
| Cloakroom     |              |
| Laundry Room  |              |
| Kitchen       | 19'10 x 19'7 |
| Lounge        | 27'11 x 13'5 |
| Family Room   | 22'11 x 15'5 |
| Dining Room   | 19'5 x 15'3  |
| Sitting Room  | 20'6 x 20'4  |
| Office        | 12'8 x 6'10  |
| Shower Room   |              |
| Cloakroom     |              |
| Gym           | 14'5 x 8'5   |

### First Floor

|                           |              |
|---------------------------|--------------|
| Landing 1                 |              |
| Bedroom 1                 | 19'8 x 17'10 |
| En-Suite Bathroom         |              |
| Bedroom 3                 | 11'10 x 11'8 |
| Jack and Jill Shower Room |              |
| Bedroom 5                 | 16'4 x 9'4   |
| Landing 2                 |              |
| Bedroom 2                 | 13'7 x 9'8   |
| Dressing Area             | 11'4 x 8'11  |
| Bedroom 4                 | 13'6 x 11'6  |
| Dressing Area             | 11'10 x 8'11 |
| Walk in Wardrobe          |              |
| En-Suite Shower Room      |              |

|                      |                |
|----------------------|----------------|
| Bedroom 6            | 16' max x 13'2 |
| En-Suite Bathroom    |                |
| Balcony              |                |
| Atrium               |                |
| Bedroom 7            | 13'7 x 8'3     |
| En-Suite Shower Room |                |

### Outbuilding

Garage  
Bar/Entertaining Room

### Outside

Off Street Parking  
Rear Garden



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 © 2024 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 03.05.2024





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