



Baldwins Hill  
Loughton | Essex | IG10 1SA

# SELLER INSIGHT

“ We moved here in 2017 when our daughters were teenagers as it was an ideal house, providing enough room for each of them to have their own space and somewhere they could entertain their friends. Indeed, it is a great place for entertaining and we have wonderful memories of parties around the pool, barbecues on the terrace and indoor family get togethers. However, as they have now grown up, we feel it is time to start a new chapter in our lives.

Having direct access to Epping Forest is wonderful as the dogs thoroughly enjoy walks there every day and we can stop off at the Foresters Arms pub as it is very dog friendly! The forest also has excellent cycle tracks and bridle paths and, although we are only about half a mile from the centre of Loughton, you feel you are in the countryside.

Loughton is a charming town with plenty of pubs, restaurants, supermarkets, boutiques and salons. There are plenty of sports clubs and facilities including the Loughton Leisure Centre and the Epping Golf Course or the Hobbs Cross Golf Centre.

There are a wide selection of excellent state and private schools in the area and the station is on the Central Line with trains to Liverpool Street only taking around half an hour. Good transport links mean it is only a short distance to the M11 for the M25 as well as access to Stansted, Heathrow and Cambridge.”

\* 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

## Baldwins Hill

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This stunning three storey detached house is situated in the Baldwins Hill Conservation area and backs onto Epping Forest with its own private gated entrance to the forest. It includes a heated swimming pool complex, a lower ground floor that incorporates a family room and music room, superb living accommodation and a sumptuous bedroom.

Electric gates open onto a vast frontage where you can park numerous vehicles and leads to the covered porch and oak front door which opens into a spacious entrance hall with engineered oak flooring and an open tread oak staircase with a glass banister. It leads to the flexible ground floor accommodation including a charming study with fitted shelving and cupboards.

There is an attractive dining room with wood flooring and a contemporary raised flame effect gas fire, while steps lead down to the dual aspect sitting room with a fascinating arched window flanked by multi-pane casement windows. It also includes a wide modern flame effect gas fire and French doors to a balcony with steps down to the upper terrace.

The stunning dual aspect kitchen/breakfast room also has French doors to the balcony and features high end, flat fronted glossy units housing Miele appliances. The central island has a Neff induction hob, a Miele wok induction hob and a wine fridge. There is also a cloakroom, a gym and a large utility room.

The lower ground floor includes a superb family room and music room with a fully equipped bar and seating and a large lounge with French doors to the terrace.

Off the first floor landing there is a modern four piece bathroom and five bedrooms including three with fitted wardrobes and one with an en-suite shower room. Bedroom one is luxurious, with wood flooring and a vaulted ceiling with cross beams, a wall of fitted cupboards and French doors to a Juliette balcony. Steps lead up to a glass fronted en-suite bathroom with a fascinating egg shaped bath, a walk in shower and a contemporary basin as well as a large dressing area.

The rear garden is divided into three levels with a charming terrace outside the lower ground floor lounge bordered by a dwarf wall, shrub beds and a lawn large. Steps lead down to the swimming pool complex that includes a large terrace and artificial grass surrounding the heated pool and a summerhouse/pool house. While further steps lead down to the gate that opens directly into Epping Forest.





**Travel Information**

Loughton	0.6 miles
Loughton Underground Station	1.6 miles
Canary Wharf	15.7 miles
Charing Cross	17.8 miles
Stansted Airport	20.5 miles

**Leisure Clubs & Facilities**

Hobbs Cross Golf Centre	01992561661
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

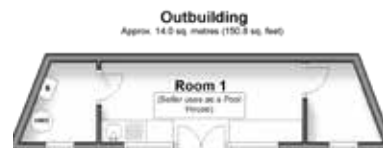
**Education**

Primary School	
Hereward Primary	02085086465erewar
Staples Road Primary	02085081241
Whitebridge Primary	02085088624
High Beech	02085086048
St John Fisher Catholic Primary	02085086315
Secondary School	
Debden Park High School	02085082979
Davenant Foundation School	02085080404
Rodin Valley High	02085081173
Oaklands School (Independent)	02085083517

**Entertainment**

Pubs and Restaurants	
The Foresters	02085025087
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
Haywards, Epping	01992577350
India Grill	02085087799

Local Attractions / Landmarks	
Epping Forest	
Stubbers Adventure Centre	
Hopeful Animal Sanctuary	



## Ground Floor

Entrance Hall	
Cloakroom	
Gym	16'6 x 8'6
Utility Room	9'1 x 8'0
Kitchen/Breakfast Room	17'3 reducing to 8'10 x 23'9 reducing to 16'7
Study	16'4 x 9'6
Dining Room	16'5 x 12'2
Sitting Room	24'8 x 16'6
Lower Ground Floor	
Family Room	22'4 x 20'5
Music Room	14'4 x 17'3

## First Floor

Landing	
Bedroom 1	18'9 x 16'3
En-Suite Bathroom	
Dressing Area	12'1 x 8'1
Bedroom 2 1	5'11 x 11'7
Bedroom 3	13'11 x 11'7
En-Suite Shower Room	
Bedroom 4	10'5 x 13'11
Bedroom 5	16'8 x 7'8
Bathroom	

## Outbuilding

Room 1 (Pool House)  
Off Street Parking  
Rear Garden  
Heated Swimming Pool

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Price £1,900,000

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