



Church Hill
Loughton | Essex | IG10 1QP

SELLER INSIGHT

“ This has been a truly happy family home, and we shall be sad to leave but feel it is time to downsize. Over the years we have enjoyed extending and modernising the property including the kitchen, the cinema room and the terrace where we have been able to entertain friends and family.

Loughton is a charming town with plenty of pubs, restaurants, shops and sports facilities, including the Loughton Leisure Centre. While golfing enthusiasts can play at the Epping golf course and Hobbs Cross Golf Centre.

There are excellent schools in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted as well as good, independent schools. There is also the station providing easy access to Central London, we are only a short distance to the M11 for the M25 providing 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

Church Hill

Lived in by three generations of the same family, this charming three storey extended Edwardian family house is conveniently located near Loughton town centre. It is only a mile from the underground station where Central Line trains to the City take approximately half an hour.

The house is an elevated position with steps up to a front garden with a lawn and shrub borders leading to the front door, while a separate driveway for off street parking leads to a tandem garage. The house has great external appeal while internally period features include fireplaces, wood and panelled doors, picture and dado rails as well as coved ceilings and lighting roses. A spacious hall, with a staircase to the first floor and storage facilities, has access to the formal dining room. This has a large bay window and a brick fireplace while the elegant sitting room also has a large bay window and a lovely stone fireplace flanked by built in bookcases. This has multi-pane French doors to the light and bright family room and, when these doors are open, it creates a wonderful space for entertaining. The characterful family room has a feature brick wall, a partially glassed ceiling and a wall of windows overlooking the garden.

The impressive dual aspect kitchen/breakfast room with an adjacent utility room and shower room was extended and modernised in recent years and the kitchen includes a Rangemaster cooker and a raft of attractive shaker style units with black marble worktops housing a variety of appliances and a peninsular section with a Butler's sink. The spacious breakfast area features a large lantern style skylight and a wall of sliding glazed doors to the terrace. External doors and a door from the dining room open into a boot room that leads to a superb cinema room that can also be used as a games room or an additional sitting room.

On the first floor there is a bathroom and a separate cloakroom as well as three double bedrooms that all have plenty of fitted wardrobes. Two of the bedrooms have charming bay windows including the principal bedroom that also has a modern ensuite bathroom. Whilst on the second floor you will find a single bedroom and a good sized office/bedroom.

The rear garden includes a large terrace for al fresco dining, a charming waterfall and a lawn with mature trees and shrubs as well as a large workshop/garden shed.





Travel Information

Loughton Underground Station	1.0 miles
Canary Wharf	15.7 miles
Charing Cross	17.3 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
Staples Road Primary
Whitebridge Primary
High Beech
St John Fisher Catholic Primary

Secondary School
Debden Park High School
Davenant Foundation School
Rodin Valley High
Oaklands School (Independent)

02085086465
02085081241
02085088624
02085086048
02085086315

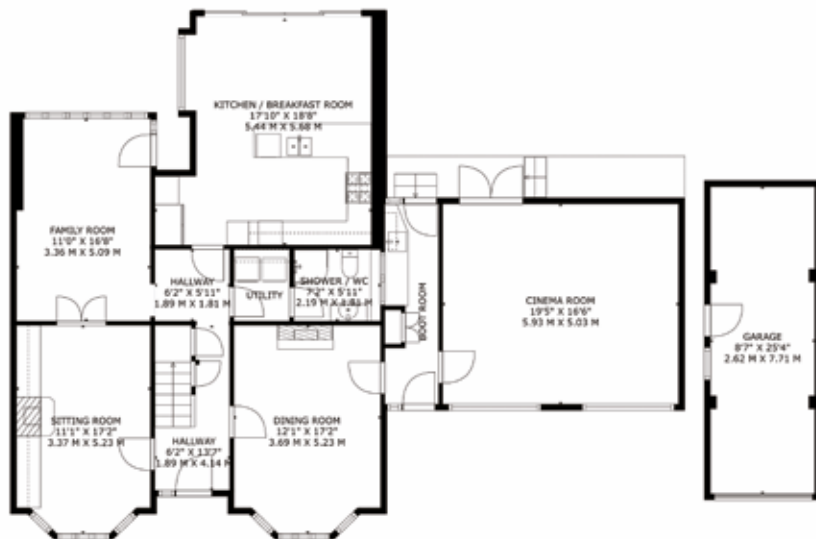
02085082979
02085080404
02085081173
02085083517

Entertainment

Pubs and Restaurants	
Tom Dick and Harry's	02033427333
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
India Grill	02085087799

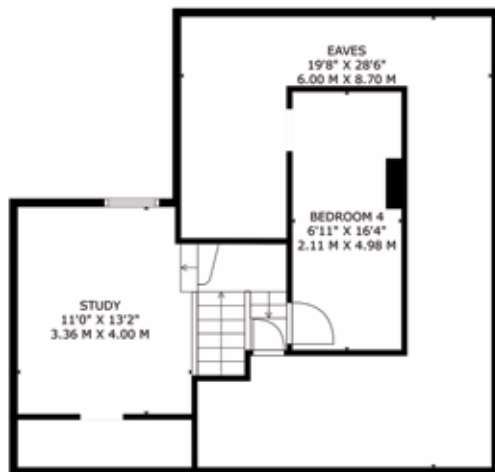
Local Attractions / Landmarks

Epping Forest
Hainault Forest Country Park
Lea Valley White Water Centre
Queen Elizabeth Hunting Lodge



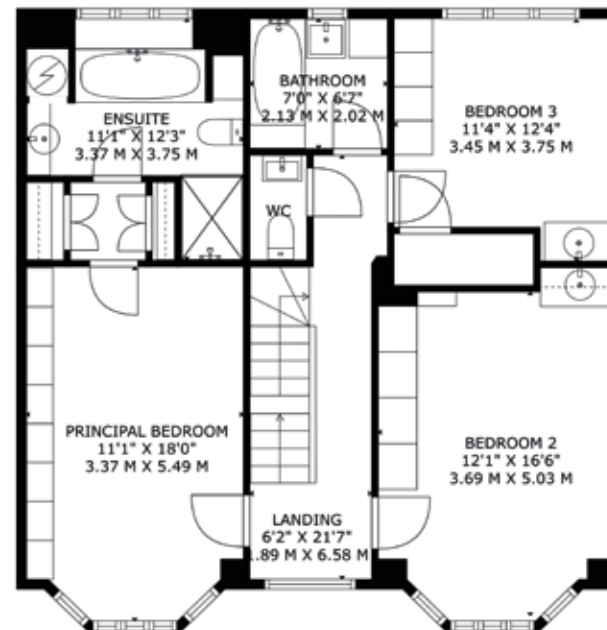
TOTAL: 2894 sq. ft., 268 m²
 BELOW GROUND: 1489 sq. ft., 138 m², FIRST FLOOR: 886 sq. ft., 82 m², SECOND FLOOR: 519 sq. ft., 48 m²
 EXCLUDED AREAS: GARAGE: 218 sq. ft., 20 m², EAVES: 198 sq. ft., 18 m²

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



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Ground Floor

Entrance Hall	
Dining Room	12'1 x 17'2
Sitting Room	11'1 x 17'2
Family Room	11'0 x 16'8
Kitchen/Breakfast Room	17'10 x 18'8
Utility Room	4'7 x 5'11
Shower Room	
Boot Room	4'5 x 16'6
Cinema Room	19'5 x 16'6

First Floor

Landing	
Principal Bedroom	11'1 x 18'0
En-Dressing Room	
En-Suite Bathroom	
Bedroom 2	12'1 x 16'6
Bedroom 3	11'4 x 12'4
Bathroom	
Separate Cloakroom	

Second Floor

Landing	
Bedroom 4	6'11 x 16'4
Study	11'0 x 13'2

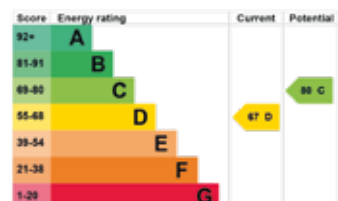
Outside

Detached Tandem Garage
 Off Street Parking
 Front Garden
 Rear Garden

£1,700,000

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 © 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



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