



Ripley View
Loughton | Essex | IG10 2PB

SELLER INSIGHT

“ We have thoroughly enjoyed living here and are only moving as our children are grown up and we feel it is time to downsize. Over the years we have completely refurbished and updated the house to create the very special home.

The location is ideal as it is quiet and peaceful and very safe for children and pets. We are only a couple of minutes' walk from the forest where the dogs can roam freely and where you can cycle or ride horses.

We are also close to the centre of Loughton where the underground station on the Central Line can whisk you to Liverpool Street in approximately half an hour and we are only a short distance from the M11 for the M25.

Loughton is a charming town with plenty of pubs, restaurants and independent shops as well Loughton Leisure Centre with a large indoor swimming pool. There is a wide selection of schools in the area including the Davenant Foundation School, Hereward Primary and Debden Park High schools, as well as good independent schools.

We are not far from Theydon Bois with its iconic avenue of trees and virtually no streetlights as the residents felt they would detract from the traditional village ambience. The village includes a well-respected primary school, excellent pub restaurants including the Queen Victoria and The Bull. There is also a golf course, tennis club and cricket club.”*

* 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

Ripley View

Ripley View is a prestigious cul-de-sac with only a handful of detached houses. The house has been updated and designed with leisure and entertaining in mind and has a heated pool, a large terrace and an outbuilding, used as a garden room. It is approached via a pair of automatic wrought iron gates that open onto a block paved frontage for off street parking and provides access to the integral garage.

The entrance hall has porcelain floor tiles that flow throughout the ground floor. There is a superb light and bright sitting room with patio doors to the rear terrace and glazed double doors to the large dining room.

The kitchen/breakfast room includes a central island/breakfast bar and flat-fronted cream units with granite worktops housing various appliances. There is access to the terrace, the garage, the utility room, and the entertainment room with a black quartz bar incorporating fitted shelving, a sink and kitchen appliances as well as a TV and surround sound speakers along with a separate shower room. Patio doors open onto the terrace and there are also stairs up to bedroom one, with an en-suite shower room, so this area could become a separate annex. Additionally on the ground floor is a cloakroom, shower room, gym and an office.

The large galleried landing leads to four further double bedrooms and a contemporary bathroom, with bedroom three also featuring an en-suite shower room and walk-in wardrobe.

To the rear the block paved terrace continues round to the Nipa covered hot tub. It is bordered by a low wall with a pond and water feature plus a pathway leading to the heated pool surrounded by block paving that continues to the end of the garden where there are two thatched gazebos for outdoor entertaining and an outbuilding. The rest of the garden is laid to lawn with trees and shrub borders.





Travel Information

Loughton Underground Station	2.4 miles
Canary Wharf	15.9 miles
Stanstead Airport	19.5 miles

Leisure Clubs & Facilities

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

Healthcare

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

Education

Primary School

Hereward Primary	02085086465
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 Victoria Tavern	02085081779
The Gardener's Arms	02085081655
Quindici	02085089655
Haywards, Epping	01992577350
India Grill	02085087799
Queen Victoria	01992812392
The Bull	01992812145

Local Attractions / Landmarks

Epping Forest
Stubbers Adventure Centre
Hopeful Animal Sanctuary
Lee Valley Park Farm
Hainault Forest Country Park



Ground Floor

Entrance Hall	
Cloakroom	
Dining Room	22'2 x 11'6
Sitting Room	22'9 x 15'9
Office	17'7 x 11'6
Kitchen/Breakfast Room	13'7 x 20'3
Utility Room	6'6 x 5'5
Entertainment Room	35'11 x 21'6
Shower Room	
Gym	22'4 x 16'0

First Floor

Landing	
Bedroom 1	18'10 x 15'3
En-Suite Shower Room	
Bedroom 2	15'5 x 11'8
Bedroom 3	12'4 x 9'4
Walk in Wardrobe	
En-Suite Shower Room	
Bedroom 4	13'1 x 12'2
Bedroom 5	12'2 x 10'11
Bathroom	

Second Floor

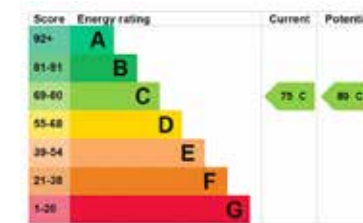
Landing	
Bedroom 6	31'9 x 9'6
Eaves Storage	

Outside

Garage	
Off Street Parking	
Front Garden	
Rear Garden	
Swimming Pool	
Outbuilding (Garden Room)	14'9 x 9'6

£ 2,250,000

Council Tax Band: H
Tenure: Freehold



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