



Church Road  
High Beech | Loughton | Essex | IG10 4AJ

FINE & COUNTRY



# SELLER INSIGHT

“ I bought the bungalow more than 30 years ago and, as it had not been lived in for some 10 years, it was in a very parlous state so I undertook a complete renovation and modernisation programme. The previous owners had started to build the outbuilding but not finished it, so I completed the project and it is now larger than the bungalow. I also created the additional outbuilding as kennelling for my dogs.

As we are opposite Epping Forest there are excellent places for walks and cycle rides and we are not far from the catacombs that were historically Dick Turpin's 'hideaway'. Nearby Loughton and Chingford offer excellent pubs, restaurants and independent shops as well as sports and entertainment including the Loughton Leisure Centre. Close by is the High Beech golf club while Chingford Golf municipal course and West Essex golf course are an easy walk through the forest. Loughton and Epping golf courses are also nearby.

Excellent schools include Beechoak Farm Montessori Preschool rated Outstanding by Ofsted, High Beech primary with only 95 pupils and Staples Road Primary, while a range of good state, faith and private schools serve the area. Loughton is on the Central Line and it is only about half an hour to Liverpool Street. Chingford Station is just over three miles by car (one mile walk through the forest) and is Overground to Liverpool Street or three stops from the Victoria Line at Walthamstow Central. There is easy access to the A10 and M25 as well as the M11 via M25.”\*

\* 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 Road

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Set within a stunning position, with fields to one side and Epping Forest on the other. This fascinating plot consists of three detached buildings and is located in High Beech – the only village in the forest.

The main bungalow was built in the 1800s as part of the local Manorial estate. The second is a detached five room outbuilding with a further separate outbuilding that is currently used as storage. The overall plot has considerable development potential subject to planning permission being granted to convert these into three separate detached properties.

The entrance is via an impressive automatic gate while a secondary gateway provides additional vehicle access. A gravel driveway leads to the outbuildings and garages.

An L-shaped hall in the bungalow leads to all the accommodation including the light and bright lounge. With wide archways between the kitchen and conservatory area it provides you with an open plan feel. The kitchen features hardwearing flooring, white units housing a double oven, hob, fridge freezer, dishwasher and washing machine while leaving room for a table and chairs.

The attractive lounge leads to the impressive triple aspect Victorian style conservatory area with French doors to the terrace, providing a seating/dining area with views over the garden, which is laid to lawn surrounded by mature trees and shrubs. There is also a bathroom and three double bedrooms, including one with mirrored wardrobes and shelving while another has a built-in cupboard and an en-suite shower room. The bungalow also benefits from underfloor heating powered by an air source heat pump and twelve solar panels while the annex is heated by LPG gas and a combi boiler.

The flexible accommodation in outbuilding one is currently configured with five rooms, one with an en-suite shower room, and a separate shower room and utility room. Room four has French doors leading to a decked patio, whilst room five has a range of units housing various appliances that the current owners uses as a kitchen. The patio allows for al fresco dining and provides delightful countryside and sunset views. It is surrounded by lawn bordered by a wraparound post and rail fencing to the whole plot.











**Travel Information**

Loughton Underground Station	2.5 miles
Chingford Station	3.6 miles
Stansted Airport	21.3 miles

**Leisure Clubs & Facilities**

High Beech Golf Club	02085087323
High Beech Riding School	02085088866
Chingford Golf Club	02085241681
West Essex Golf Club	02085297558
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
Whipps Cross Hospital (Barts)	02085395522

**Education**

**Primary School**

Staples Road Primary	02085081241
Whitebridge Primary	02085088624
High Beech Church of England	02085086048
St John Fisher Catholic Primary	02085086315

**Secondary School**

Debden Park High School	02085082979
Davenant Foundation School	02085080404
Roding Valley High	02085081173
Oaklands School (Independent)	02085083517
Bancrofts School (Independent)	02085054821
Chigwell School (Independent)	02085015700
The Forest School (Independent)	02085201774

**Entertainment**

Pubs and Restaurants	
The Owl Lippitts Hill	02085020663
Kings Oak	02085085000
The Victoria Tavern	02085081779
The Gardener's Arms	02085081655
The Aviary Loughton	02033404753
Quindici	02085089655
Haywards, Epping	01992577350
India Grill	02085087799

**Local Attractions / Landmarks**

Lea Valley White Water Rafting Centre
Queen Elizabeth Olympic Park
Queen Elizabeth Hunting Lodge Chingford
Epping Forest

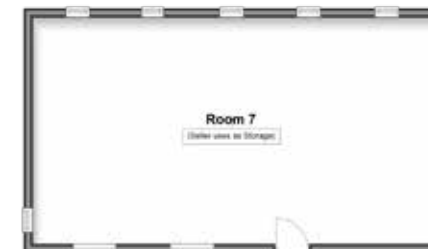
**Ground Floor**  
Approx. 100.2 sq. metres (1078.0 sq. feet)



**Outbuilding 1**  
Approx. 157.9 sq. metres (1699.7 sq. feet)



**Outbuilding 2**  
Approx. 49.7 sq. metres (534.9 sq. feet)



### Ground Floor

Entrance Hall	
Kitchen	12'4 x 10'11
Lounge	16'4 x 12'4
Conservatory Area	13'7 x 12'4
Bedroom 1	12'3 x 10'0
En-Suite Shower Room	
Bedroom 2	11'0 x 9'10
Bedroom 3	11'3 x 8'9
Bathroom	

### Outbuilding 1

Entrance Hall	
Room 1	16'2 x 18'10
Room 2	13'0 x 13'9
Room 3	11'3 x 9'5
En-Suite Shower Room	
Room 4	17'6 x 14'3
Room 5	16'10 x 8'11
Utility Room	
Shower Room	

### Outbuilding 2

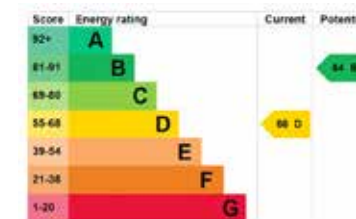
Room 7 30'9 x 16'7

### Outside

Off Street Parking  
Rear Garden

£ 2,500,000

Council Tax Band: D  
Tenure: Freehold



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