



Baldwins Hill
Loughton | Essex | IG10 1SD

STEP INSIDE

Baldwins Hill

'Location, location, location' has always been a key factor when considering any property and this charming detached Victorian house is in the ultimate prime position. Right on the edge of Epping Forest and nestling in a spacious garden, it has direct access to around 6000 acres of woodland yet is only half a mile from the centre of Loughton. This fascinating home has been in the same family since 1920 and has charming external appeal with its chimneystacks, bay windows and hexagonal front porch. It is approached via a long driveway bordered by a front lawn, edged by shrub beds and leads to a tandem double garage with double door access to the rear garden and the porch with a period inner door that opens into the entrance hall. This includes a storage cupboard, the original staircase and access to the ground floor accommodation.

There is a well-proportioned family room with a bay window and an original brick fireplace, while a similar sized lounge also includes a bay window and a tiled fireplace with a white painted surround as a focal point. This room has a wide archway to the dining room creating a very spacious dual aspect area, which is ideal for entertaining. There is also a cloakroom and a good-sized kitchen featuring units with stand-alone appliances and a door to the rear garden.

Upstairs the galleried landing leads to the bathroom and four similar sized double bedrooms. Two are dual aspect with views to the forest and charming original cast iron fireplaces with ornate surrounds, another also has a cast iron fireplace as well as built in cabinets while a fourth bedroom includes an original fireplace and views across the garden to the woodland.

The rear garden is a sheer delight with a patio leading to a large lawn bordered by bountiful shrubs and trees. While a trellised archway leads to the lower garden with charming plantings, spring bulbs and a kitchen garden area with a greenhouse and space for a garden shed as well as a gate access to the forest.







SELLER INSIGHT

“ I grew up in this charming house, my mother was born here and lived here all her life, she loved it so much and never wanted to move. While it now needs modernising it has a wonderful warm and friendly atmosphere. Being adjacent to the forest, means we are close to nature, the local wildlife and thoroughly enjoy each season of the year. Having direct access to Epping Forest allowed us to go for walks there every day and maybe stop off at the Foresters pub for a drink or a meal at The Gardener's Arms with its panoramic views to London. The forest has excellent cycle tracks and bridle paths and, although we are only about half a mile from the centre of Loughton, you definitely feel you are in the country.

Loughton is a charming town with plenty of pubs, restaurants, cafes, supermarkets, boutiques and salons as well as specialist shops such as the Ginger Pig butchers and Gail's bakery. There are excellent sports facilities including the Loughton Leisure Centre, Epping golf course and the Hobbs Cross Golf Centre.

There are a wide selection of schools in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted as well as the popular nearby Staples Road Primary school and good, independent schools. Trains from the Central Line station can whisk you to Liverpool Street in about half an hour and, as far as road travel is concerned, it is only a short distance to the M11/M25 with 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.





Travel Information

Loughton Underground Station	1.6 miles
Canary Wharf	15.9 miles
Stansted Airport	20.1 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	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 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

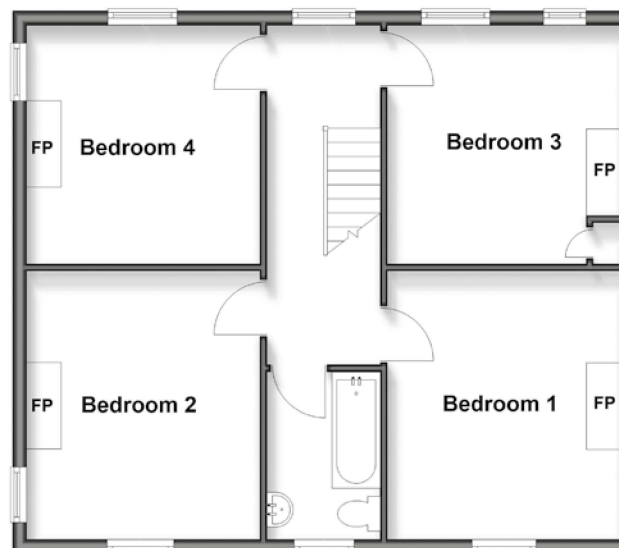
Ground Floor

Approx. 94.5 sq. metres (1016.9 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



Ground Floor

Entrance Porch	
Entrance Hall	
Cloakroom	
Lounge	12'7 x 11'4
Dining Room	11'3 x 11'4
Family Room	12'7 x 11'1
Kitchen	10'5 x 11'4

First Floor

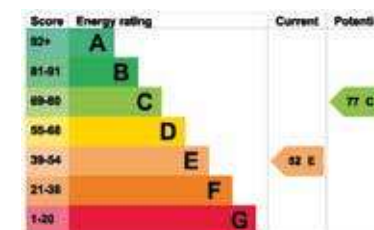
Landing	
Bedroom 1	11'10 x 12'7
Bedroom 2	12'7 x 11'0
Bedroom 3	10'3 x 11'4
Bedroom 4	11'3 x 11'1
Bathroom	

Outside

Double Garage
Off Street Parking
Front Garden
Rear Garden

£ 1,150,000

Council Tax Band: F
Tenure: Freehold



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