



Lambourne Road
Chigwell | Essex | IG7 6EN

FINE & COUNTRY

SELLER INSIGHT

“ We fell in love with this house the moment we opened the door into the magnificent entrance hall some eight years ago; however, it is now time to leave our beautiful home. During our time here it has been everything we ever wanted, and the memories of garden parties and family get togethers will live with us for ever. We also love the garden and the surrounding woodland and enjoy sharing it with a wide variety of wildlife including woodpeckers, foxes and Muntjac deer. While the separately owned commercial building is believed to be around 100 years old and was at one time the local post office and, being in front of our home, provides us with a level of security and separation from the road.

As well as being close to Hainault Park with its ancient woodland walks, children's farm and lakes there is also the Hainault Golf Club while a number of other golf courses are nearby. With its delightful old buildings coupled with all the amenities needed for modern day living, Chigwell is a special place. It offers the largest open spaces of any Greater London area including Epping Forest, Roding Valley Meadows Nature Reserve as well as Hainault Forest. Residents can enjoy a variety of top-class local restaurants, bars, independent shops and sports facilities including David Lloyd Leisure. There is the excellent independent Chigwell School and Outstanding state schools in the nearby vicinity.”*

* 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

Lambourne Road

Surrounded on three sides by 70 acres of woodland and a short stroll from Hainault Forest, this characterful Grade II detached house was originally built some 540 years ago. It has been extended and sensitively modernised but still retains wonderful period features including a plethora of exposed beams. Although the woodland provides a countryside ambience the house is ideally located for commuters as the nearby Grange Hill station has trains to Liverpool Street taking approximately 26 minutes, while Chigwell is easily accessible.

A pedestrian entrance, flanked by a picket fence, and a pathway leads to the front door that opens into the awe-inspiring entrance hall with its amazing wall and ceiling beams as well as a lovely fireplace. However vehicular access is via a long drive, with automatic access gates, that leads to the garage and provides off road parking. The attractive rear aspect features a catslide roof and pitched roof porch with a door to the contemporary kitchen/breakfast room. This includes shaker style units housing an induction hob, a built-in oven and combi microwave as well as an integrated dishwasher, a larder fridge and matching freezer. There is also space for a table and chairs and an adjacent utility room and a toilet.

There is a good-sized lounge with fitted bookshelves, exposed wall beams, while the fabulous dual aspect dining and sitting areas have fascinating features wherever you look. They include the impressive, beamed ceiling over the dining area, the central fireplace with its log burner that partially divides the areas and the large multi-pane bay window overlooking the front lawn. This floor also includes a bathroom and a study with fitted shelving. Beside this is a separate staircase to the newer bedroom one, which has an en-suite shower room.

The main staircase leads to a beamed landing with a cupboard and eaves storage, a family shower room and three further double bedrooms including two with beams and cast-iron fireplaces. On the second floor there is a characterful vaulted and beamed loft room that would make an excellent games room, double bedroom or a teenager's sitting room.

A veranda attached to the garage overlooks the pétanque court which covers the swimming pool that could be resurrected as it still contains water but needs renovating. The rest of the garden is laid to lawn with mature shrubs and trees and leads to a wooded copse and to the woodland, which belongs to the Guides.





Travel Information

Grange Hill Station	1.2 miles
Chigwell Station	2.2 miles
Canary Wharf	17.0 miles
Charing Cross	14.4 miles

Leisure Clubs & Facilities

Chigwell Golf Club	02085002384
Abridge Golf and Country Club	01708688396
Top Golf Playing Centre	02085002644
Old Loughtonians Hockey Club	02085044010
David Lloyd Leisure Centre	03451296793
Chigwell Tennis Club	07779625918

Healthcare

Chigwell Medical Centre	02033766670
Willows Medical Practice	02085015051
Hainault Health Centre	02089246170
Whipps Cross University Hospital	

Education

Primary School
Chigwell Primary Academy
Limes Farm Infant and Junior
Wells Park Primary

Secondary School

West Hatch School
The Forest Academy
Chigwell School (independent)

Entertainment

Restaurants and pubs
King William IV
Two Brewers
Papillon
Casa Pipino
Indian Ocean

Local Attractions / Landmarks

Epping Forest
Fairlop Waters Country Park
Hainault Forest

02085002666
02085007566
02085026446

02085048216
02085004266
02085015700
02085004122
02085011313
02085006080
02085056888
02085000303



Ground Floor

Entrance Hall	18'2 x 11'6
Lounge	12'4 x 22'2
Sitting Area	19'5 x 14'0
Dining Area	13'8 x 20'7
Study	14'0 x 11'1
Kitchen/Breakfast Room	12'2 x 19'10
Utility Room	6'0 x 5'8
Toilet	
Shower Room	

First Floor

Landing	
Bedroom 1	14'0 x 17'5
En Suite Shower Room	
Bedroom 2	13'8 x 12'2
Bedroom 3	14'0 x 10'5
Bedroom 4	11'6 x 13'8 max
Shower Room	

Second Floor

Loft Room	12'3 x 13'1
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Outside

Double Garage
Front Garden
Rear Garden
Three Outbuildings

£ 1,150,000

EPC Exempt
Council Tax Band: G
Tenure: Freehold

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