



Price

£875,000  
Freehold

York Hill, Loughton, Essex, IG10



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Sought-after 'Little Cornwall'  
conservation area  
Beautifully renovated Victorian family  
home  
Nearly 28ft kitchen/breakfast room  
Stunning contemporary family room  
with bi-folds  
Landscaped garden ideal for entertaining







The property has been renovated and updated by the current owners to a very high standard and provides everything needed for modern day living, while still retaining delightful period features. These include half multi-pane sash windows, high ceilings and skirtings, ornate coving and original fireplaces.

A wicket fence and gateway leads onto a pathway to the entrance. This opens into a hallway with a modern guest cloakroom, stairs to the first floor and an open archway to the open plan kitchen/breakfast room. This impressive room includes herringbone oak flooring and a spacious area with a large

lantern skylight flooding the area with natural light. While the kitchen features a range cooker and attractive shaker style units with quartz worktops housing an American fridge freezer and a wine cooler as well as an integrated dishwasher, washing machine and a butlers sink.

Steps lead down from the kitchen/breakfast room to the relaxing and equally contemporary family room with Amtico flooring, inset lighting and three bi-fold doors to the rear decked terrace and where the family enjoy spending much of their time. On the other side of the hall there is access to the elegant sitting room that creates a more traditional atmosphere with its panelled walls, herringbone parquet flooring, dado rails, bay window, fascinating coved ceiling and log burner as a focal point.

On the first floor you will find a luxurious bathroom with a superb stand-alone bath, a separate shower and twin basins plus two double bedrooms with inset lighting and high skirtings. This includes the principal bedroom that also features a cast iron

## What the owner says...

"We have been very happy here for the past 10 years and have thoroughly enjoyed modernising the place to become the lovely home you see today. It is in a great location and being close to Epping forest means there are wonderful places to go for walks or cycle rides. We can walk to the Hair of the Dog or the Gardener's Arms with its panoramic views to London for a drink or a meal and revel in the countryside feel of the area, but it is also very convenient for access to the City of London via the nearby Central line underground station.

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, High Beech Golf Course and the Hobbs Cross Golf Centre.

A good variety of schools are available with Staples Road Primary and Roding Valley High School within walking distance. There is also Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted as well as good, independent schools. As far as travel is concerned, as well as underground trains to London taking approximately half an hour, it is only a short distance to the M11/M25 with access to Stansted, Heathrow and Cambridge."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Kitchen/Breakfast Room

32'10 x 10'10 (10.01m x 3.30m)

### Sitting Room

12'8 x 11'8 (3.86m x 3.56m)

## LOWER GROUND FLOOR

### Family Room

17'11 x 10'11 (5.46m x 3.33m)

## FIRST FLOOR

### Landing

### Principal Bedroom

11'8 x 10'4 (3.56m x 3.15m)

### Bedroom 2

11'8 x 10'5 (3.56m x 3.18m)

### Bathroom

## SECOND FLOOR

### Bedroom 3

13'0 x 11'8 (3.97m x 3.56m)

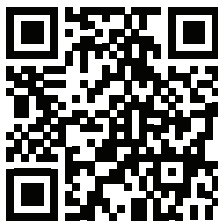
## OUTSIDE

### Front Garden

### Rear Garden

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**Loughton on 020 8418 0018**

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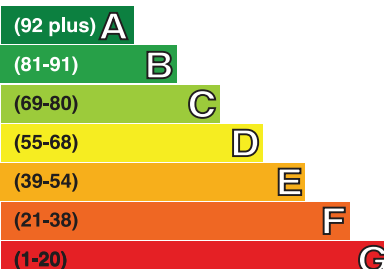
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	84