



Potters Close  
Loughton | Essex | IG10 1JQ

FINE & COUNTRY



# Seller Insight

“My wife and I purchased this house back in 1990 and it was without doubt the fabulous setting that proved to be the biggest selling point. We have always been great lovers of Epping Forest, and to have access to what we think is one of the most beautiful parts of this vast ancient woodland just a few minutes' walk away was – and remains – a strong attraction for us.

“The house was in great condition when we bought it but over time we've done bits and pieces to really enhance it further. When we first moved here we installed white-brushed aluminum double glazing and decorated throughout, and around fifteen years ago we upgraded the bathrooms and the kitchen and extended the ground floor of the property.”

“This has been a wonderful home for the past twenty-eight years and for me what really sets it apart is the location, which has afforded us a fantastic quality of life. However in terms of what we'll miss most when we leave I can honestly say absolutely everything.” \*

\*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

## Potters Close

---

Situated in a stunning location. You have no immediate next door neighbours; the house sits on an island site surrounded by its own and other gardens and there are just two houses on this quiet and very pretty cul-de-sac. So your immediate surroundings are extremely peaceful and picturesque yet you still feel part of a delightful community, enjoy easy access to all that Loughton has to offer and benefit from excellent transport links to the London Underground and motorway networks. The location really couldn't be better.

The home has been extended to give you a larger dining area with vaulted and part glazed ceiling as well as an adjoining conservatory, which links to the sitting room creating a large and flexible living area with access to the garden on all sides. The fluidity of the ground floor and access to the garden is a standout feature of the house, and not only means that it's very comfortable for day-to-day living but also makes it extremely conducive to entertaining.

The garden is yet another lovely feature of this property and is a very varied and attractive space. The rear garden is arranged over three levels and incorporates two shallow ponds that are linked with a little stream, and there is also have a spacious terrace and deck, both of which enjoy a really good degree of privacy making entertaining very attractive. In fact the garden has provided a stunning backdrop to a number of get-togethers and celebrations including a ruby wedding party for which a marquee that covered the entire terrace area was erected.









**Travel Information**

1 mile from Loughton Station  
 3.2 miles from Chingford Station  
 13.0 miles from Liverpool Street Station  
 15.0 miles from City Airport  
 22.0 miles from Stansted Airport

**Leisure Clubs & Facilities**

0.5 miles from Loughton Leisure Centre  
 1.5 miles from Loughton Golf Club  
 2.9 miles from Woolston Manor Golf Club  
 3.0 miles from Nuffield Health Centre  
 3.0 miles Top Golf Chigwell  
 3.8 miles from David Lloyd, Chigwell  
 9.1 miles from Westfields Shopping Mall Stratford

**Entertainment**

The Olive Tree, Loughton  
 Loch Fyne Fish Restaurant, Loughton  
 Zizzi, Loughton  
 Wildwoods, Loughton  
 Café Rouge, Loughton  
 Bar 15, Loughton  
 Gardeners Arms, Loughton  
 Foresters Arms, Loughton  
 The Victoria Tavern, Loughton  
 Hollybush, Loughton  
 Duke of Wellington, High Beech, Loughton

**Healthcare**

**Doctor's Surgeries**

High Street Surgery 020 8508 9949  
 Traps Hill Surgery 020 8418 1340

**General Hospitals:**

Holly House 020 8505 3311  
 St. Margaret's 01992 902010

**Education**

**Primary Schools:**

St. John Fisher RC Primary School 020 8508 6315  
 The Alderton Infant School 020 8508 7168  
 Hereward Primary School 020 8508 6465  
 The Whitebridge Infant School 020 8508 8624  
 Oaklands Primary School 020 8508 3517  
 Staples Road Primary School 020 8508 1241

**Secondary Schools/Colleges:**

Davenant Foundation School 020 8508 0404  
 Debden Park High School 020 8508 2979  
 Roding Valley High School 020 8508 1173

**Special Needs Schools:**

Oak View School 020 8508 4293

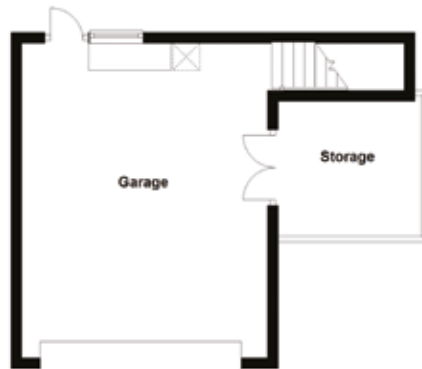
**Independent Schools:**

Chigwell School 020 8501 5700  
 Bancrofts School 020 8505 4821  
 Forest School 020 8520 1744

**Split Level First Floor**  
Approx. 90.1 sq. metres (970.2 sq. feet)



**Garage**  
Approx. 28.6 sq. metres (308.1 sq. feet)



**Ground Floor**  
Approx. 112.5 sq. metres (1210.9 sq. feet)



**Ground Floor**

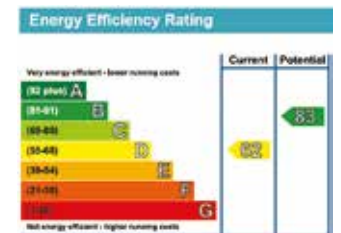
- Entrance Hall
- Cloakroom
- Kitchen 12'8 x 11'1
- Utility Room 6'6 x 11'1
- Lounge Area 21'4 x 14'5
- Breakfast Area 12'8 x 9'1
- Dining Area 10'0 x 16'0
- Conservatory 14' X 10'5

**Split Level First Floor**

- Landing
- Master Bedroom 14'10 x 12'4
- En-Suite Shower Room
- Bedroom 2 15'2 x 12'3
- Bedroom 3 14'4 x 12'3
- Bedroom 4 8'7 x 11'7
- Bathroom

**Outside**

- Garage with Storage Room
- Off Street Parking
- Front Garden
- Rear Garden



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





Fine & Country  
Tel: 020 8418 0018  
loughton@fineandcountry.com  
234 High Road, Loughton, Essex IG10 1RB

F&C  
fineandcountry.com™