





72A Alderton Hill Loughton, IG10 3JB

An exceptional 2023-built residence occupying a highly regarded position on one of Loughton's most sought-after roads. Designed with a focus on quality, space and contemporary family living, this impressive home combines exceptional craftsmanship with a remarkable level of specification throughout.

The impressive entrance hall is centred around a striking white concrete staircase incorporating bespoke matt black spindles, creating a memorable focal point to the house. The staircase itself was craned into position prior to the roof installation, highlighting the exceptional level of design that has gone into the property. A bespoke oversized front door further enhances the impressive entrance.

At the heart of the home is an exceptional bespoke kitchen and living space, where expansive glazing and a completely frameless lantern roof fill the room with natural light. The space opens directly onto the garden, creating a seamless connection between the interior and exterior.

The kitchen is exceptionally well equipped, featuring a Quooker tap providing boiling, chilled, filtered and sparkling water, alongside premium integrated appliances including Miele washing and drying facilities, two dishwashers and a Fisher & Paykel fridge, freezer and wine chiller.

A large utility room sits directly off the kitchen, with dedicated drinking water taps serving both the utility room and outdoor BBQ area. The ground floor also

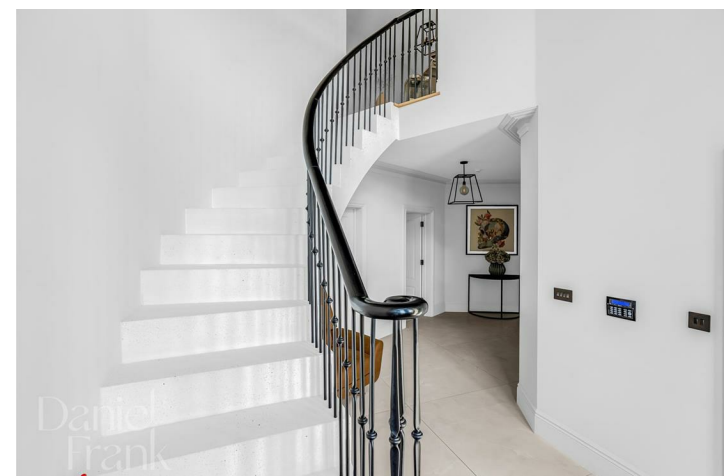
Tenure Freehold
Council Epping Forest





offers a generous dining room with wood-burning stove and a beautifully appointed formal sitting room, again featuring a wood burner and centred around a remarkable 200–300-year-old fireplace sourced from an Italian monastery. A separate study, plant room and cloakroom complete this level.

Upstairs, the accommodation is particularly impressive, with six bedrooms arranged over two floors and each benefiting from its own ensuite facilities.

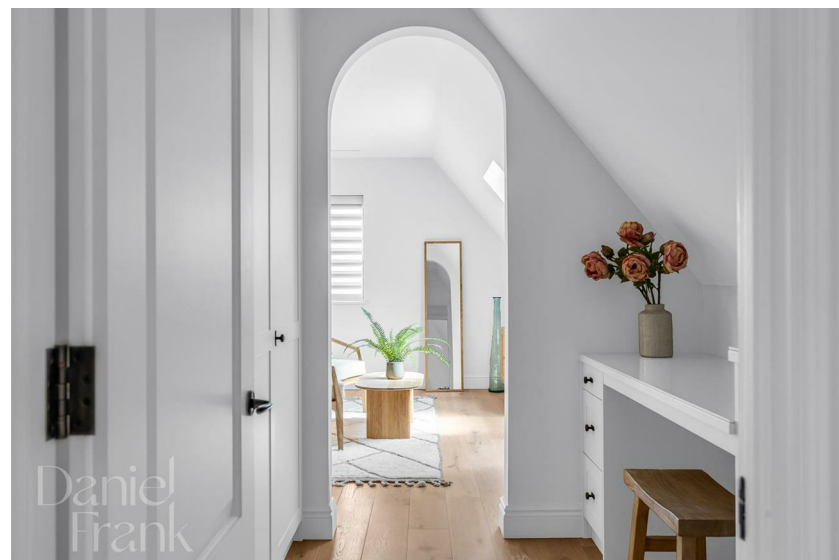




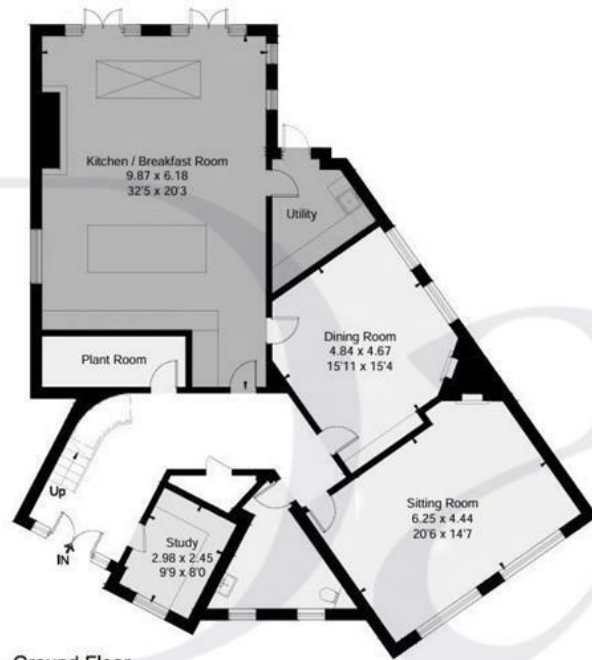
Your Next Chapter



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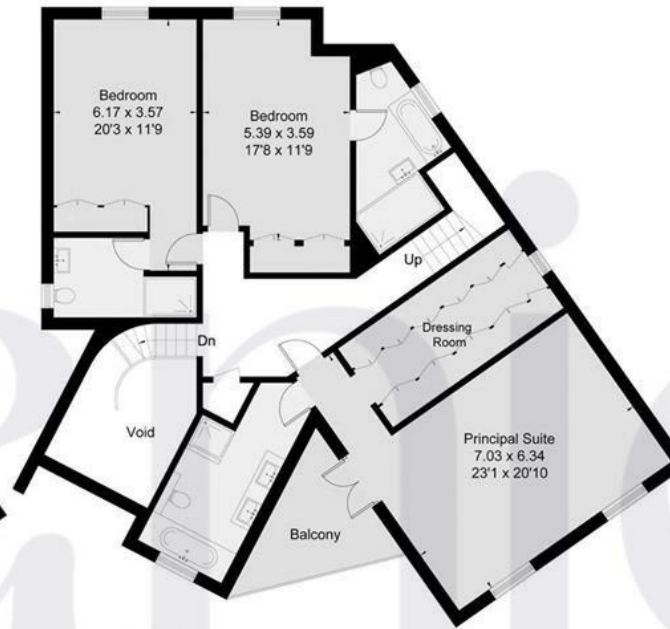


Your Next Chapter



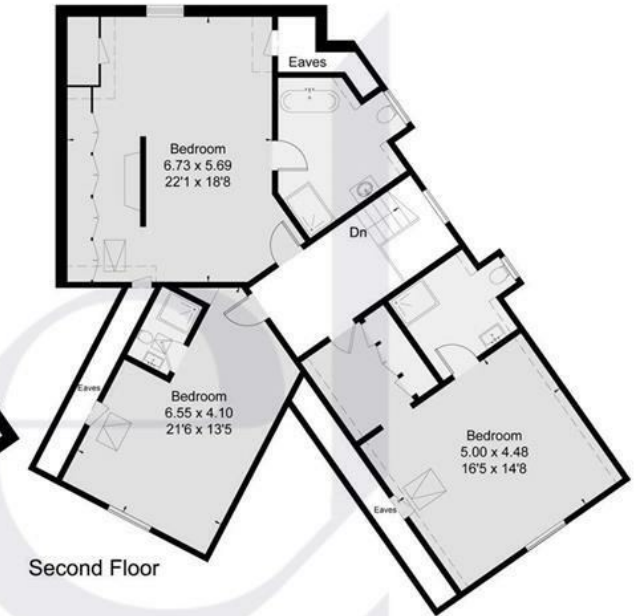
Ground Floor

Approximate Floor Area = 167.7 sq m / 1805 sq ft



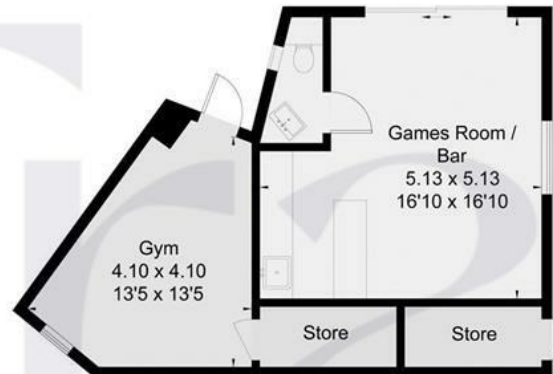
First Floor

Approximate Floor Area = 128.2 sq m / 1379 sq ft



Second Floor

Approximate Floor Area = 119.0 sq m / 1281 sq ft



Approximate Floor Area = 46.4 sq m / 500 sq ft

Total = 461.4 sq m / 4965 sq ft

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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The principal suite occupies a generous portion of the first floor and incorporates a dressing area, private balcony and luxurious ensuite. Two further substantial bedrooms are also located on this level, each with bespoke fitted storage and ensuite bathrooms.

The bathrooms throughout have been finished to an exceptional standard, with mitred tiling, floating vanity units and countertop basins, while three of the bathrooms incorporate built-in waterproof televisions.

The bedrooms have been carefully designed as comfortable, sophisticated spaces, with wide oak flooring, bespoke fitted blinds, full-height curtains and extensive bespoke cabinetry. Several of the larger suites incorporate dedicated seating or relaxation areas, alongside media walls, creating versatile spaces that extend well beyond traditional bedroom accommodation.

The second floor continues the impressive standard of finish, with three further double bedrooms enhanced by vaulted ceilings and bespoke storage built neatly into the eaves. Additional loft storage is accessed via an electric loft hatch and ladder.

Outside, the landscaped rear garden provides an excellent setting for both family life and entertaining. A generous lawn sits alongside a well-defined terrace, while the outdoor kitchen and BBQ area make the garden particularly well suited to summer gatherings. Full irrigation and multiple external taps provide added practical convenience.

A substantial detached secondary building provides an excellent addition to the property, offering a versatile space currently arranged as a games room with bar, separate WC, gym and useful additional storage.

To the front, electronically gated access opens onto a generous private driveway providing secure off-street parking for multiple vehicles.

The property also benefits from air conditioning discreetly integrated throughout the majority of the house, with the exception of the sixth bedroom and study. Further features include an air source heat pump providing heating and hot water, provision for solar panels, a gas hob, a mechanical ventilation and heat recovery system and a whole-house water softening system serving the entire property.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

