

WALLSGROVE HOUSE

HIGH BEECH, ESSEX





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Loughton Underground Station 2 miles | M25 (Junction 26) 2 miles | City of London 17 miles | London City Airport 15 miles | Stansted Airport 48 miles
(All distances are approximate)

AN IMPOSING GRADE II LISTED COUNTRY HOUSE PRESENTED TO AN EXCEPTIONAL STANDARD, ON THE EDGE OF EPPING FOREST WITH FAR REACHING VIEWS TO THE CITY OF LONDON

Walls Grove House: Reception hall | Drawing room | Library/study | Music room | Dining room | Kitchen/breakfast room | Gymnasium with sauna
Boot room | Cloak room | Wine cellar/cool room | 2 WCs | Principal bedroom suite with dressing room and en suite shower room | Bedroom with
en suite shower room | Further bedrooms with en suite bathroom with shower | Cinema room | Guest annexe with 2 en suite bedrooms

Stable Cottage: Entrance hall | Kitchen | Sitting room | WC | Bedroom with en suite bathroom | Bedroom/office | Courtyard garden

Stable Courtyard: 4 Monarch stables | Tack room | Horse wash room | Estate office/gym | Laundry room | Staff kitchen with separate
WC and boot room | Billiard room | Bar/lounge room | Bedroom and bathroom

Outside: Landscaped formal and lawned gardens, including rose garden with ornamental pool | Walled garden | Parkland | Pond with sun deck
Machinery stores | Extensive garaging | Manège | Cricket ground (used by local cricket club)

Lot 2, Yew Tree Cottage: 3 bedroom cottage with Bathroom | Shower room | Kitchen | Sitting room | Dining room | WC

In all about 28.17 acres



SITUATION

Wallsgrove House enjoys a picturesque and private setting, surrounded by its own gardens and grounds on the edge of Epping Forest, a designated Site of Special Scientific Interest.

Positioned close to the charming village of High Beech, the property offers a rare balance of countryside tranquillity and excellent accessibility.

The property is exceptionally well connected, with easy access to the M25, providing links to the national motorway network. Both underground and mainline rail services are within convenient reach, offering swift connections into central London. Loughton Underground Station (Central Line) provides direct access to the West End, with Oxford Circus approximately 37 minutes away. From nearby Chingford (around 2.1 miles), regular direct services to London Liverpool Street take approximately 27 minutes.

For international travel, London City Airport is approximately 15 miles away, Stansted Airport around 25 miles and Heathrow Airport is accessible in around an hour by car. North Weald Airfield, a well-regarded general aviation aerodrome, is located approximately 13 miles away.

The nearby towns of Loughton, Epping and Chingford offer a wide range of everyday amenities, including boutique shops, supermarkets, restaurants and traditional public houses. More extensive shopping and leisure facilities can be found in Chelmsford, approximately a 30-minute drive away, while central London remains easily accessible.

The area is renowned for its excellent selection of highly regarded state and independent schools. Nearby options include Beechoak Farm Montessori Preschool, Bancroft's School, Chigwell School, Epping Forest College and Ilford County High School. Several prestigious schools, including Haileybury and Harrow School, are also within reach.

The surrounding area provides a wealth of leisure opportunities. Chelmsford City Racecourse hosts a variety of events throughout the year, while a number of well-regarded golf courses are close by, including Epping, West Essex, Theydon Bois and Brentwood.





WALLSGROVE HOUSE

Wallsgrave House is an exceptional Grade II Listed country residence of significant architectural and historical interest, dating from 1806 and originally built for the Baring brothers as an elegant weekend retreat. Designed in a refined neo-classical style, the property is distinguished by its striking Doric columned façade and elegant quadrant arcades.

Comprehensively restored by the current owner, as part of a two year project from 2017 to 2019, the house has been meticulously refurbished to an exacting standard, combining period grandeur with modern comfort. Re-wiring has taken place along with updating of the plumbing, there is a Crestron home management system and underfloor heating throughout.

The house offers beautifully proportioned accommodation, rich in original detail. A grand reception hall, with sweeping staircase, leads to a series of elegant reception rooms, including a magnificent drawing room, an ornately detailed dining room with decorative wall-painted panels with the house and local church, as well as other local scenes and a fully fitted library/study. The impressive Clive Christian kitchen is designed to professional standards and supported by extensive ancillary spaces, including a wine/cool room and pantry. Leisure facilities include a gymnasium with sauna.

Upstairs, the principal bedroom suite enjoys fine views over the gardens, with a Clive Christian dressing room and en suite shower room and two further bedrooms on this floor also have en suite facilities.

There is also a first floor cinema room and two further bedroom suites in the guest annexe, which adjoins the house on the ground floor.

Throughout, original features - including decorative plasterwork, fireplaces and parquet flooring - have been carefully preserved, creating a distinguished and beautifully balanced country house of rare quality.

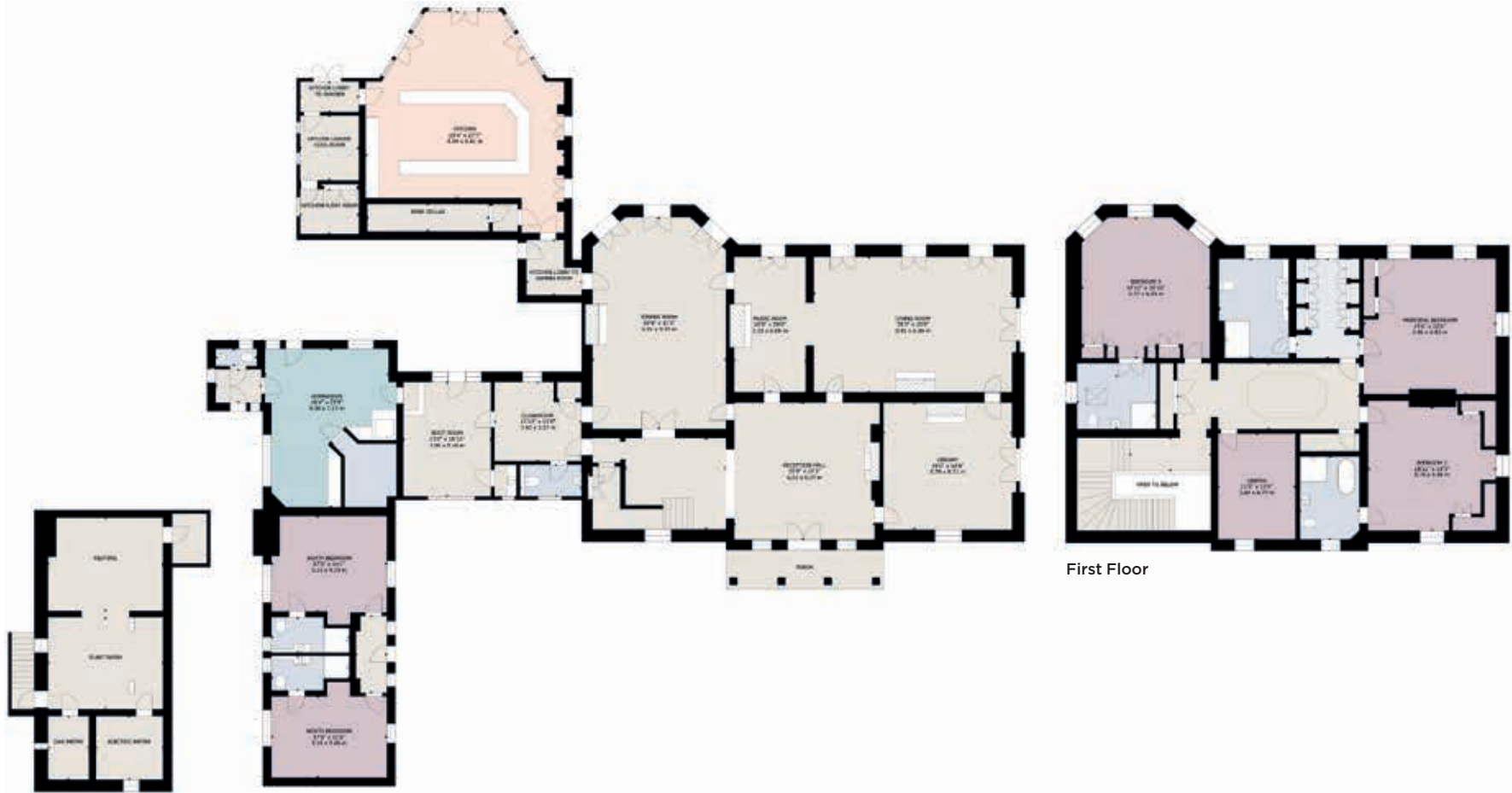








FLOOR PLAN



First Floor

Approximate Gross Internal Area
Walls Grove House: 738 sq m / 7,944 sq ft
Plant Room: 60 sq m / 650 sq ft
For identification only. Not to scale.



GARDENS AND GROUNDS

Wallsgrove House is approached via electric gates, opening onto a cobbled driveway that leads to an elegant forecourt, where a striking Terra Green gneiss fountain creates a beautiful focal point, opposite the house. Additional parking is discreetly positioned to the side of the house, in between the principal residence and the stable courtyard. Steps descend from here to a state-of-the-art plant room, discreetly located beneath the guest accommodation.

The gardens and grounds have been beautifully reimagined, combining formal structure with beautiful planting. At their heart lies a classic parterre rose garden, enclosed by clipped yew hedging and surrounded by sweeping lawns. A large rectangular pool forms a central feature, with views across a seating area and through mature trees to the manège beyond.

To the south of the house, a wide paved terrace enjoys an elevated outlook over gently sloping lawns. The wider grounds are enhanced by a number of fine parkland trees, including cedar and oak, together with a pond with newly built sun deck and the neighbouring cricket ground, which is used by the local cricket team.

A walled garden, accessed through corten steel doors, provides a further highlight, featuring a beautifully designed glasshouse inspired by a historic precedent.

Modern infrastructure includes an extensive irrigation system supported by substantial rainwater storage.

Additional outbuildings include a large store barn with groundsman’s room, an estate yard and a separate service access, allowing for discreet access and parking of larger vehicles.



STABLE COURTYARD

The stable courtyard is thoughtfully arranged, featuring four good sized loose boxes, a tack room, WC and a dedicated horse wash room. An adjoining range incorporates a striking double-height estate office or gym, alongside a laundry room, a recently re-fitted kitchen, boot room and separate WC. The first floor, above the stables, includes a billiard room with a bar/lounge area, a guest bedroom and a separate bathroom, creating ideal ancillary accommodation.

The courtyard itself has basalt cobbles and benefits from its own separate access to the road.



STABLE COTTAGE

Adjacent to the main house, Stable Cottage comprises a kitchen, sitting room, separate WC, bedroom and bathroom (with a separate shower). There is also a further bedroom / security office. The cottage has a private cobbled courtyard garden and is ideal for guests or staff.

In all about 28.12 acres.



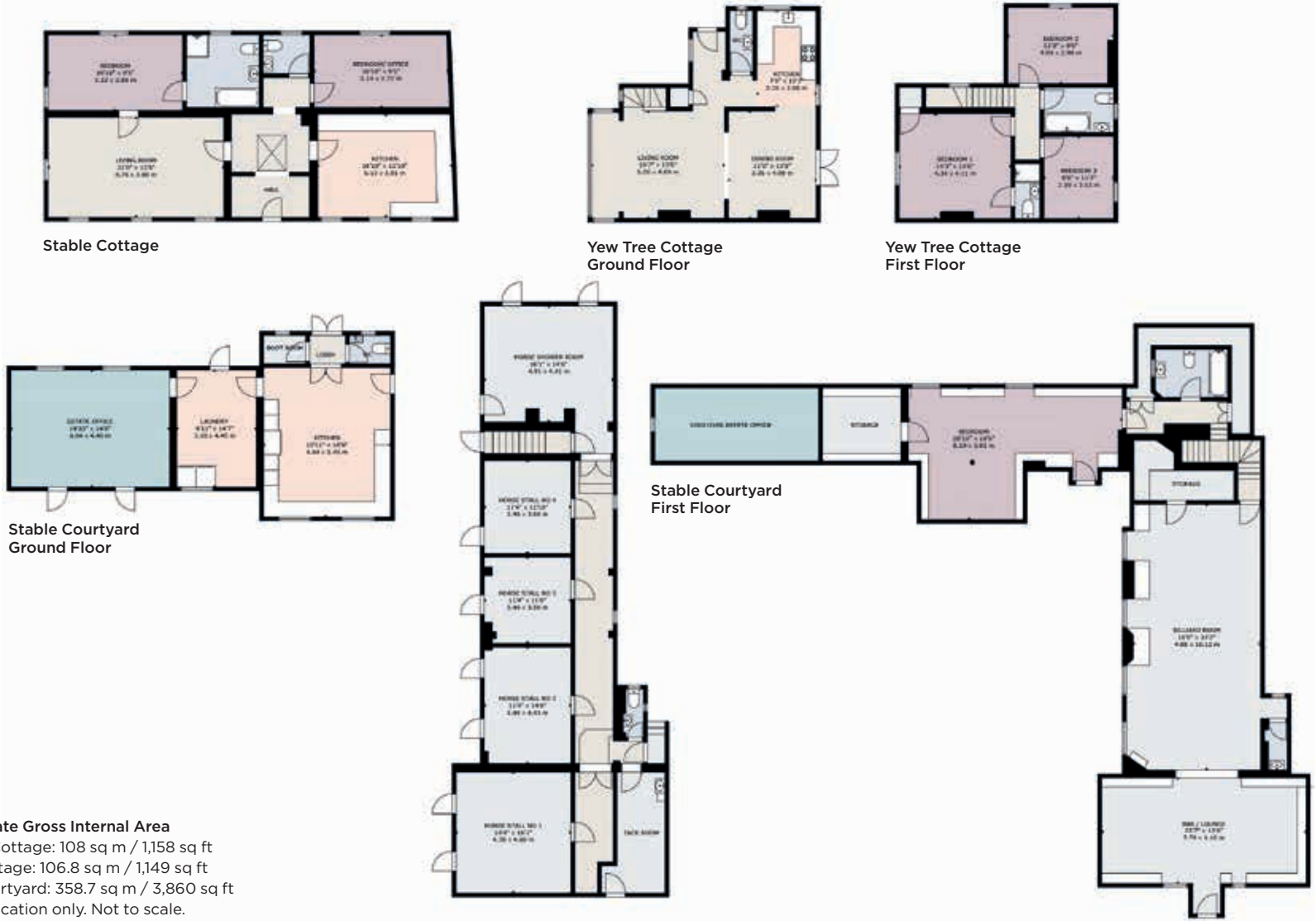
LOT 2 - YEW TREE COTTAGE

Yew Tree Cottage is a fully refurbished, three bedroom semi-detached cottage, with a bathroom and shower room and sitting room, dining room and kitchen, as well as parking and courtyard garden.

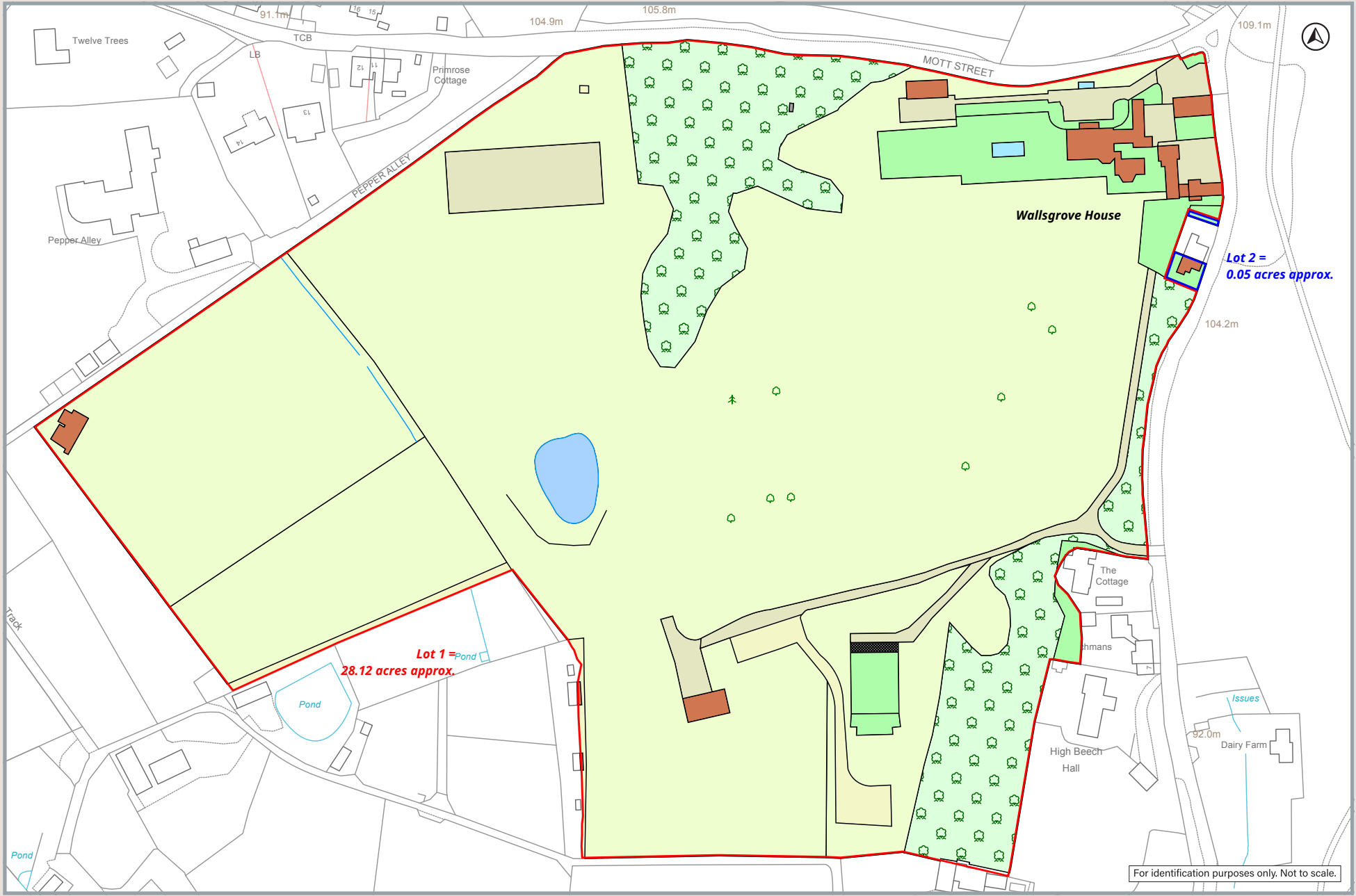
In all about 0.05 acres.



FLOOR PLAN



Approximate Gross Internal Area
Yew Tree Cottage: 108 sq m / 1,158 sq ft
Stable Cottage: 106.8 sq m / 1,149 sq ft
Stable Courtyard: 358.7 sq m / 3,860 sq ft
For identification only. Not to scale.



PROPERTY INFORMATION

Services: Mains gas, water, electricity and drainage.

EPC Ratings: Wallsgrove House - Rating D, Stable Cottage - Rating D, Stable Courtyard - Rating D, Yew Tree Cottage - Rating D

Council Tax Bands: Wallsgrove House - Band H, Yew Tree Cottage - Band F

Wayleaves, Easements and Rights of Way: The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way, whether these are specifically referred to or not. There are no public rights of way across the property.

Local Authority: Epping Forest District Council (Tel: 01992 564000)

Viewings: Strictly by appointment with Savills or Knight Frank LLP.

Postcode: IG10 4AJ

What3words: ///pull.wide.lands



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Savills Country House Department

33 Margaret Street
London, W1G 0JD

Barclay Macfarlane

+44 (0)7779 905904
barclay.macfarlane@savills.com



www.savills.co.uk

Savills Loughton & Bishop's Stortford

1A Smarts Lane, Loughton
Essex IG10 4BU

Felicity Walker

+44 (0)7890 417295
felicity.walker@savills.com

Knight Frank National Country Department

55 Baker Street
London, W1U 8AN

Edward Welton

+44 (0)20 7861 1114
edward.welton@knightfrank.com



www.knightfrank.com

Knight Frank National Country Department

55 Baker Street
London, W1U 8AN

James Crawford

+44 (0)20 7861 1065
james.crawford@knightfrank.com