



CPR Certificate Not Signed



Price

£2,000,000
Freehold

Pond Field End, Loughton, Essex, IG10

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Prestigious gated cul de sac setting
Overlooks a green, a pond and open fields
Five double bedrooms, two with en-suite facilities
Spacious accommodation with elegant features
Secluded garden backing farmland
Double garage and generous driveway





Principal opportunity has been to purchase a substantial detached five bedroom house in one of Loughton's more prestigious areas. Originally built in 1996, this well-maintained house occupies one of the large plots on a highly regarded estate. It is designed and gated to provide an ideal location for those who wish to enjoy the best of both worlds, combining the benefits of a large garden, a large driveway and parking, and a large plot, providing a large and secure plot. The house has great external appeal with its fascinating roof lines, chimneystack, mellow brickwork with decorative quoins, ornate cornicing and a Palladian style pillared entrance and is approached via a driveway leading to the double garage and bordered by a front lawn and high hedging.

The front door opens into a welcoming hallway with a storage cupboard, cloakroom and stairs to the first floor. Just inside the door is a study that is ideally positioned for anyone working from home as it provides easy access to business visitors while opposite is a sophisticated bespoke library designed by Clive Christian that could also make an excellent dining room for more

formal occasions.

There is an elegant and bright dual aspect sitting room featuring full height windows and a cast iron fireplace as an attractive focal point, while the dual aspect family room has French doors to the terrace and is just the place to relax or enjoy a game with the children. A large kitchen/breakfast room has access to the garage and utility room and includes tiled flooring, panelled walls and shaker style units housing a hob, fridge freezer and space for a dishwasher, while still leaving room for a large dining table.

The first floor gallery landing has a large airing cupboard and access to the bathroom with a bath, separate shower and a vanity basin with half height cupboards. There are five double bedrooms with fitted cupboards including two with wood flooring. Three of these bedrooms have stunning views over the surrounding fields and countryside while the other two offer views over the green and the pond. The spacious dual aspect second bedroom has an en-suite bathroom and the attractive well-proportioned

What the owner says...

"We bought this property from new some 30 years ago as we loved this particular house and also the surroundings which, were designed to reflect the character of a traditional English village, with individually styled homes arranged around landscaped greens and communal spaces, creating a unique and established setting. Also, as it is in a cul-de-sac and a gated community, it is very secure, as well as being safe for children and pets. The security aspect has been particularly important as we are often away so it can be of benefit to those with a lock-up-and-go lifestyle. It is also great to be so close to the 6000 acres of Epping Forest where we can go for walks or cycle rides and feel we are in the country, yet we are not far from the centre of the town.

Loughton is a charming town with plenty of pubs, restaurants and independent shops as well as sports and entertainment including golf courses and the Loughton Leisure Centre with an indoor swimming pool. There is a wide selection of schools in the area including Hereward Primary and Debden Park High School, both rated Outstanding by Ofsted, as well as good independent schools. The town is on the Underground's Central Line that can whisk you to Stratford in 20 minutes and Liverpool Street in about half an hour, so is ideal for commuters wanting to travel to the City or the West End. As far as road travel is concerned it is only a short distance to the M11 for the M25 as well as access to Stanstead, Heathrow and Cambridge."

Accommodation

GROUND FLOOR

Hallway

14'7 x 9'11 (4.45m x 3.02m)

Cloakroom

Study

10'4 x 9'8 (3.15m x 2.95m)

Library

14'8 x 10'9 (4.47m x 3.28m)

Sitting Room

21'1 x 12'10 (6.43m x 3.91m)

Kitchen/Breakfast Room

14'9 x 14'0 (4.50m x 4.27m)

Utility Room

8'2 x 4'4 (2.49m x 1.32m)

Family Room

14'6 x 11'7 (4.42m x 3.53m)

FIRST FLOOR

Landing

25'11 x 7'10 (7.90m x 2.39m)

Principal Bedroom

14'9 x 14'4 (4.50m x 4.37m)

En-Suite Bathroom

Bedroom 2

14'4 x 10'9 (4.37m x 3.28m)

En-Suite Bathroom

Bedroom 3

14'8 x 13'2 (4.47m x 4.02m)

Bedroom 4

10'4 x 9'8 (3.15m x 2.95m)

Bedroom 5

14'9 x 8'11 (4.50m x 2.72m)

Bathroom

OUTSIDE

Garage

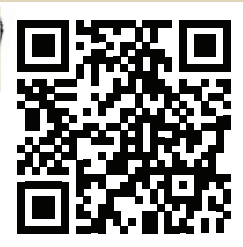
Off Street Parking

Front Garden

Rear Garden

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Available on the
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Viewing: Strictly by appointment with Fine & Country's offices in:

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