

WALLSGROVE HOUSE

HIGH BEECH, ESSEX





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 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 and 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, Eton College, 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.

Distances: Loughton Underground station 2 miles | M25 (Junction 26) 2 miles | City of London 17 miles London City Airport 15 miles Stansted Airport 25 miles | Heathrow Airport 48 miles (distances are approximate)

WALLSGROVE HOUSE

Wallsgrove 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. There are also two further bedroom suites (with en suite shower rooms) 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.









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



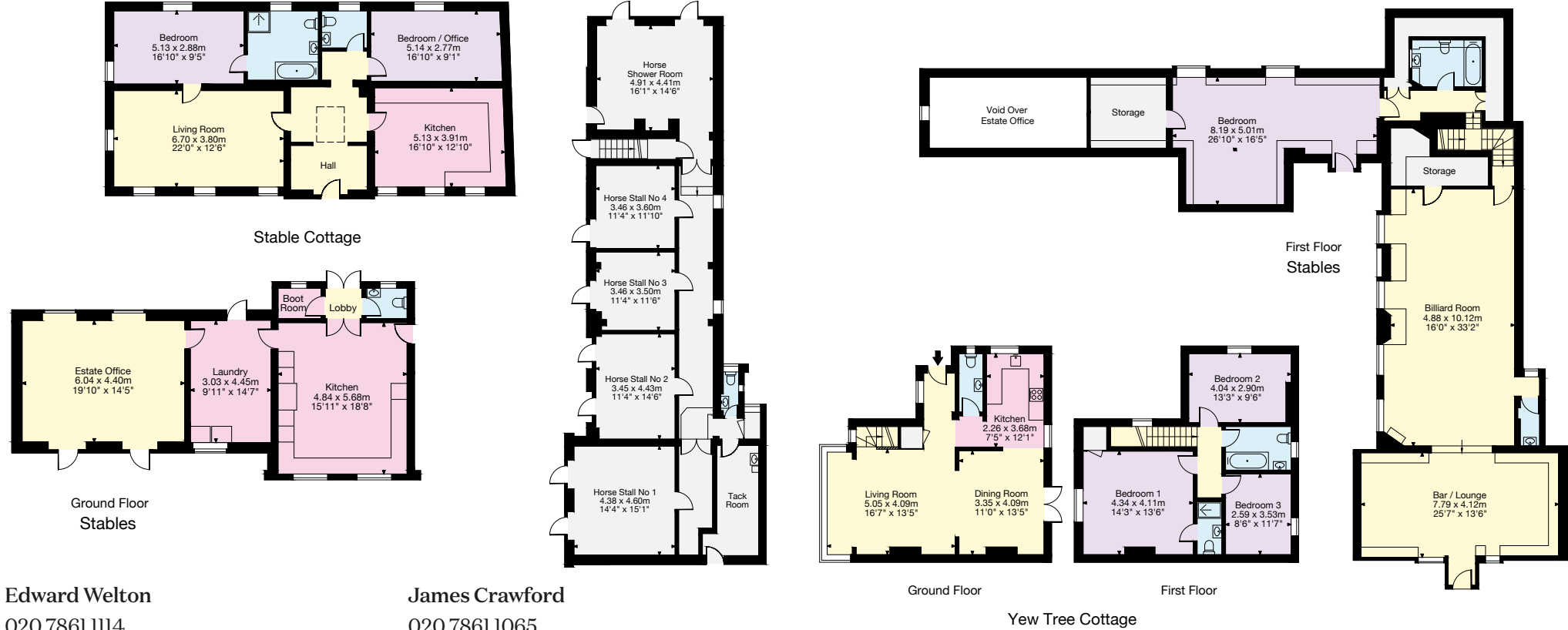
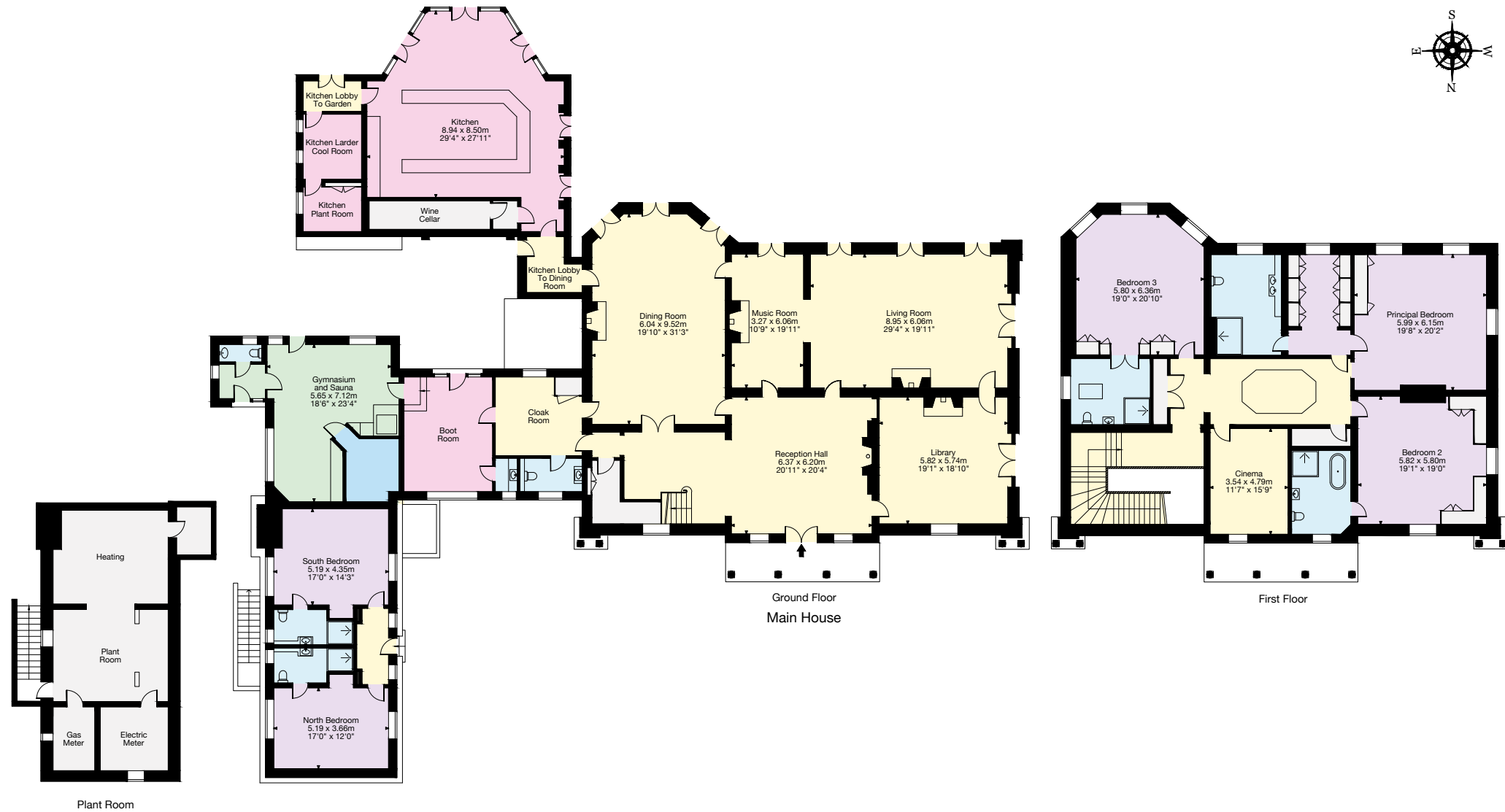
Stable Courtyard



Lot 2- Yew Tree Cottage



Stable Cottage



Gross Internal Area (Approx.)
Main House = 738 sq m / 7,944.2 sq ft
Yew Tree Cottage = 108 sq m / 1,158 sq ft
Stable Cottage = 106.8 sq m / 1,149.8 sq ft
Stables = 358.7 sq m / 3,860.7 sq ft
Plant Room = 60.4 sq m / 649.7 sq ft
Total Area = 1,371.9 sq m / 14,767 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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