



# Brackenwood Lodge

High Beech, Epping Forest IG10 4AL



Brackenwood Lodge represents the pinnacle of sustainable luxury living, set within the prestigious countryside enclave of High Beech, Epping Forest.

Occupying an elevated position on Lippitts Hill, the property commands breath-taking panoramic views across the Lee Valley.



# The Details

- Exceptional Hay Barn Conversion
- 5532 Sq. ft Of Meticulous Accommodation Space
- Five Double Bedroom Suites
- Main Living Room In Excess Of 900 Sq. ft
- Two Air Source Heat Pumps & 40 Solar panels
- Shou-Sugi-Ban (Charred Japanese Cedar) Cladding Externally
- Off-Street Parking For Several Vehicles
- In Excess of 3 Acres
- Regularly Hired As A Film Location
- Plans In Place For An Additional 2,000 sq ft To Include An Indoor Swimming Pool And Leisure Complex

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Approx 5532 sq ft

Energy Performance Certificate (EPC) - A

Council Tax Band - H



## The Residence

Set over 3 acres of beautifully landscaped grounds, including wildflower meadows, manicured lawns, and private woodland, the home offers exceptional privacy and tranquillity. Extending to around 5,500 Sq. ft, the residence has been designed with impressive proportions throughout, featuring a spectacular 900 Sq. ft reception room with soaring 4.2m ceilings and a striking 6m-high entrance hall that creates an immediate sense of grandeur.

Designed with sustainability at its core, the home exceeds modern energy-efficiency standards and benefits from underfloor heating throughout, powered by 40 solar panels and two air source heat pumps. A fully glazed western façade maximises natural light and frames stunning sunset views, best enjoyed from the expansive living areas or the generous covered veranda.

The bespoke 600 Sq. ft kitchen is complemented by premium cabinetry, a utility room, pantry, and integrated Miele appliances. All five bedrooms feature en-suite bathrooms and dressing rooms, including two luxurious principal suites of approximately 500 Sq. ft each.

Additional features include CAT5 and Ethernet wiring throughout, integrated ground-floor audio, polished concrete and oak flooring, Bauwerk lime-painted walls, EV charging points, and parking for up to six vehicles.

Ideally situated, the property is just a seven-minute drive from both Loughton and Chingford, offering the perfect balance of countryside living and city accessibility. Epping Forest is a remarkable natural escape on London's doorstep. Stretching 12 miles from Manor Park to just north of Epping, it is the largest public open space in the London area. Covering nearly 6,000 acres, the forest is a much-loved destination for recreation, offering excellent opportunities for walking, cycling, and enjoying nature. It is also recognised for its outstanding ecological value, with two-thirds of the forest designated as both a Site of Special Scientific Interest and a Special Area of Conservation.





## A Lifestyle Defined by Design

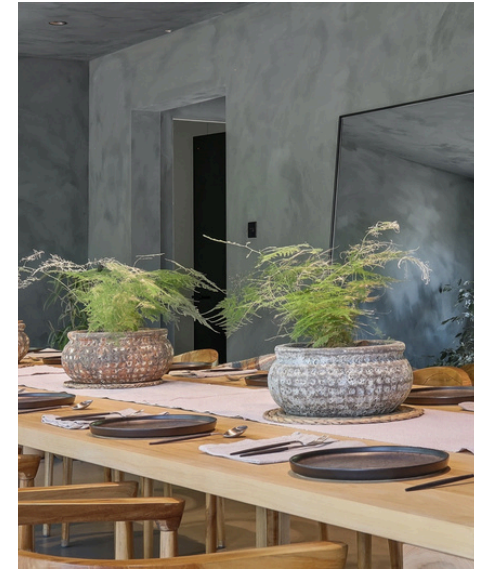
Every aspect of Brackenwood Lodge has been thoughtfully curated to create a home that feels both architecturally striking and deeply connected to its natural surroundings. The interiors balance scale with warmth, combining contemporary design with tactile, organic materials that bring a calm and timeless quality throughout the home.

Expansive glazing draws natural light into every principal room, creating an ever-changing backdrop of woodland, sky, and valley views. The seamless transition between indoor and outdoor living allows the house to feel immersed within the landscape, while the covered veranda and surrounding grounds provide exceptional spaces for entertaining, relaxation, and quiet retreat.

The palette of polished concrete, natural oak, and mineral lime-washed walls has been carefully selected to complement the surrounding environment, resulting in interiors that feel understated, elegant, and enduring. Generous ceiling heights and open proportions enhance the sense of volume and light, while bespoke detailing and integrated technology ensure effortless modern living.

Brackenwood Lodge has also become a sought-after destination for fashion, lifestyle, and creative productions, having hosted campaigns and editorial shoots for internationally recognised brands including Vogue, BOSS, Net-a-Porter, and Aesop. The property's architectural aesthetic, natural light, and private setting make it uniquely suited for photography and film use, while also presenting an attractive supplementary income opportunity.

Beyond the house itself, the surrounding landscape forms part of the experience. Wildflower meadows, mature woodland, and carefully considered ecological enhancements encourage biodiversity and create a peaceful atmosphere rarely found so close to London. The result is a home that offers exceptional privacy, sustainability, and design in equal measure – a contemporary countryside retreat within easy reach of the city.

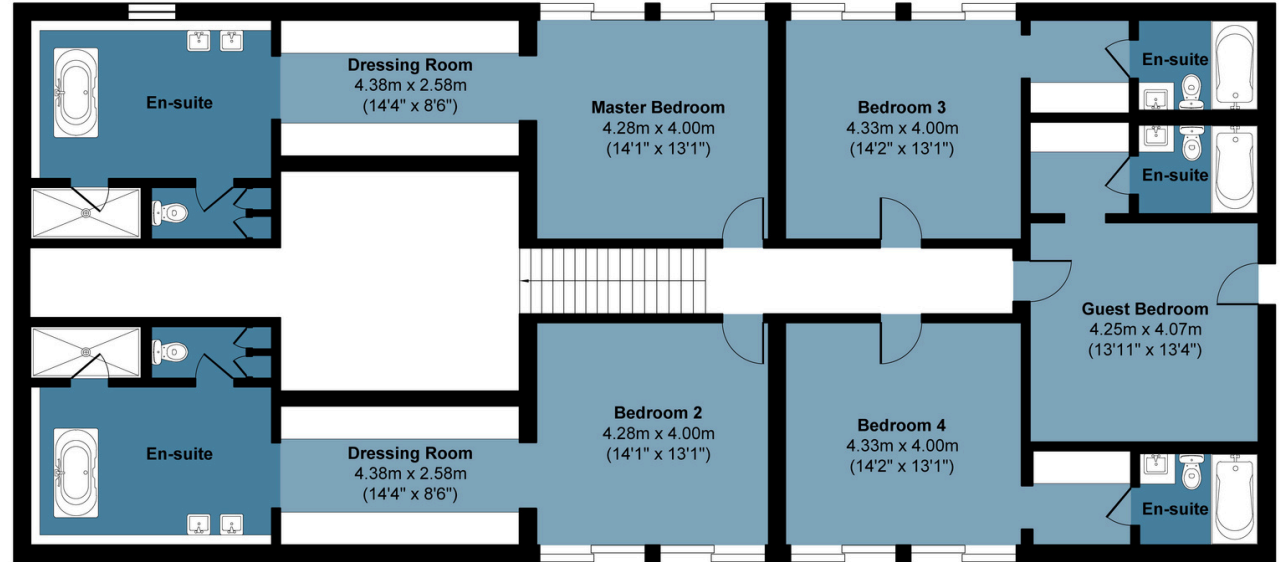




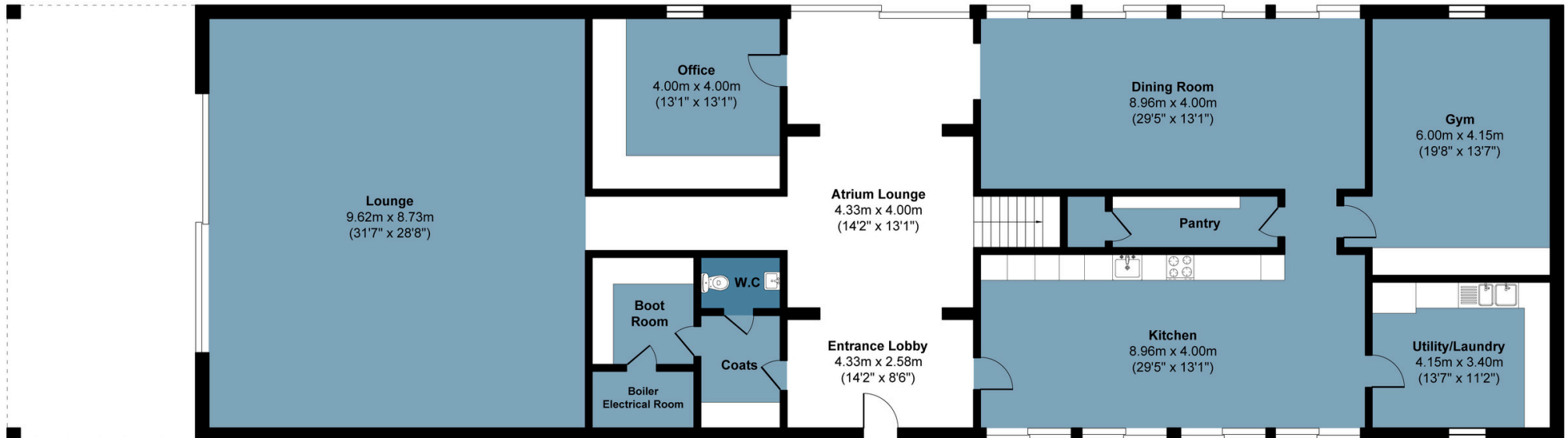


# Brackenwood Lodge, High Beech

Approx. Gross Internal Area 514.0 sq M ( 5532 sq Ft)

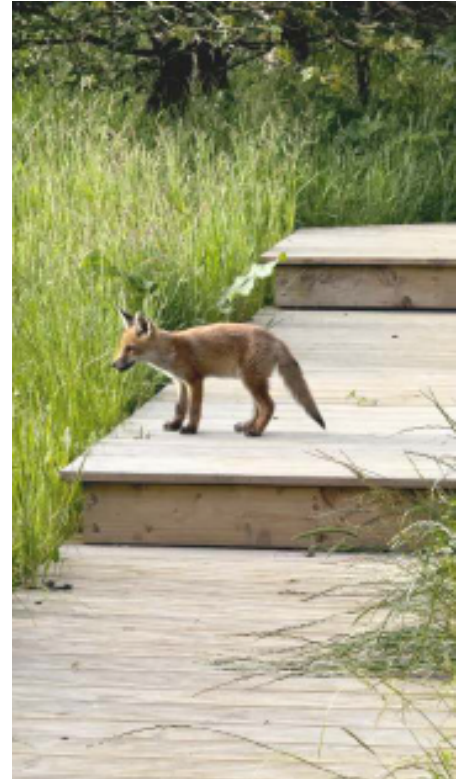
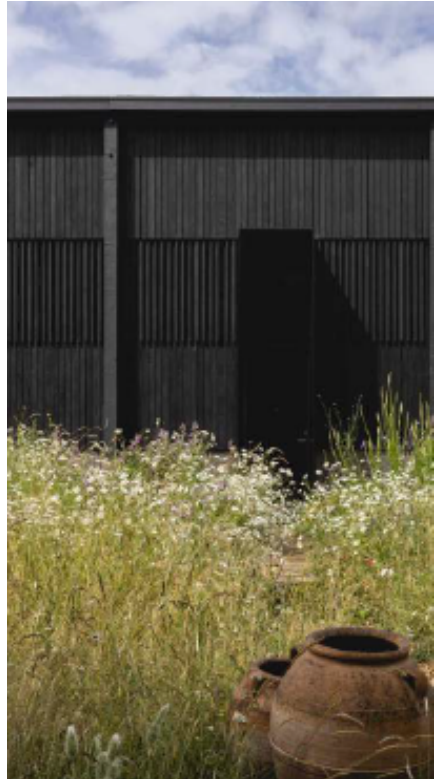


First Floor



Ground Floor

Measurements are approximate and for illustration purposes only. while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.







## Experience Brackenwood Lodge in Motion

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Scan the QR code below to experience Brackenwood Lodge through a cinematic film that captures the architecture, natural light, and exceptional setting in full scale.



Should you require any further information, please refer to the contact details on the last page.

# Like what you see? Let's talk

Book your **FREE** valuation now



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