



Loughton Lane, Theydon Bois

Asking Price £1,599,995

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MILLERS  
ESTATE AGENTS

**\* DETACHED RESIDENCE \* ADJACENT TO EPPING FOREST \* BACKING ONTO OPEN FIELDS \***

Nestled in the picturesque village of Theydon Bois, this stunning Mock Tudor style detached residence on Loughton Lane offers an exceptional living experience surrounded by serene open fields. Spanning an impressive 3,182 square feet, this home boasts a wealth of space and comfort.

Upon entering, you are greeted by an imposing hallway that sets the tone for the rest of the property. The ground floor features three generous reception rooms, including a spacious living room with a charming feature fireplace. Double doors lead to a magnificent orangery, providing breath-taking views of the beautifully landscaped garden. The open-plan kitchen/dining area is a true highlight, complete with a modern fitted kitchen featuring a central island, perfect for both cooking and entertaining. Additional conveniences include a utility room, a study, and a cloakroom, all enhanced by engineered oak flooring and underfloor heating.

The first floor is equally impressive, featuring a galleried landing that leads to two master suites, each with their own ensuite facilities. The primary master bedroom includes a walk-in dressing room and double doors that open onto a private balcony, offering stunning vistas over the garden & surrounding fields. Two further double bedrooms & a luxurious five-piece family bathroom complete this level.

Outside, the property is equally captivating. The front garden is adorned with established shrubs and trees, while the carriage driveway provides ample parking for up to six vehicles and leads to an integral garage. The expansive rear garden features a patio area ideal for al fresco dining & entertaining, alongside a lush lawn surrounded by mature flora, creating a tranquil retreat that enjoys far-reaching open fields.

Situated in a highly desirable location, this home is just a short stroll from Davenant High School, local shops, village pubs, and Central Line station.





## GROUND FLOOR

### Cloakroom WC

6'6 x 4'1 (1.98m x 1.24m)

### Living Room

30'3 x 15'7 (9.22m x 4.75m)

### Orangery

21'6 x 13'10 (6.55m x 4.22m )

### Study

11'5 x 6'1 (3.48m x 1.85m)

### Utility Room

8'10 x 6'1 (2.69m x 1.85m)

### Kitchen Dining Room

24'4 x 19' max (7.42m x 5.79m max)

## FIRST FLOOR

### Bedroom One

16'3 x 13'2 (4.95m x 4.01m)

### Walk in Wardrobe

9'2 x 4'8 (2.79m x 1.42m )

### En-Suite (max)

11'3" x 9'1" (3.43m x 2.79m)

### Balcony

19'5 x 6'1 (5.92m x 1.85m)

### Bedroom Two

13'3 x 12'8 (4.04m x 3.86m)

### En-Suite

8'3 x 7'8 (2.51m x 2.34m)

### Bedroom Three

16'6 x 11'11 (5.03m x 3.63m)

### Bedroom Four

16'8 x 9'8 (5.08m x 2.95m)

### Family Bathroom (max)

11'11" x 7'8" (3.63m x 2.34m)

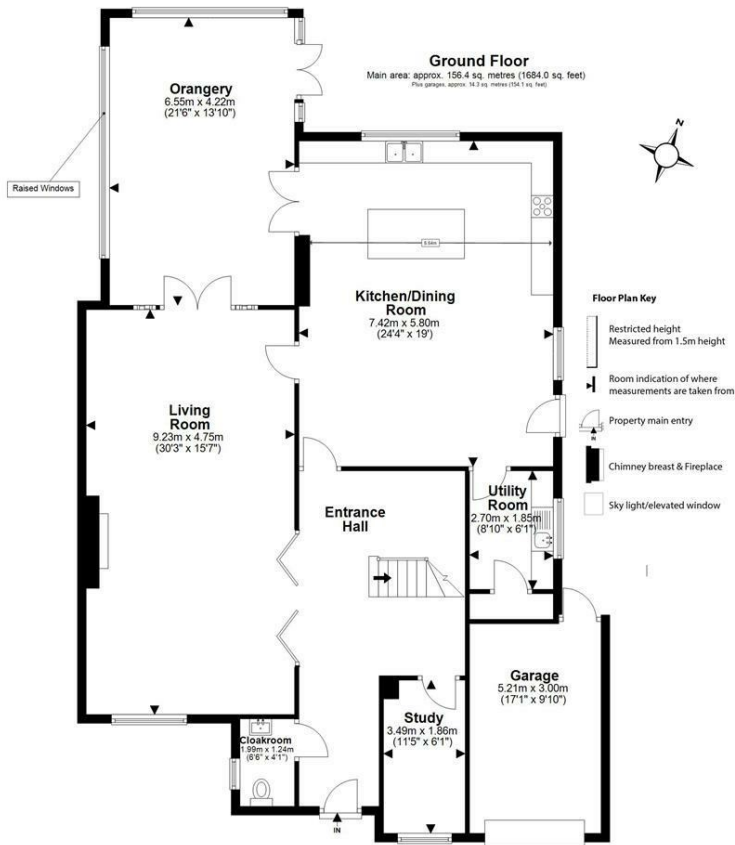
## EXTERIOR

### Garage

17'1 x 9'10 (5.21m x 3.00m)

### Rear Garden

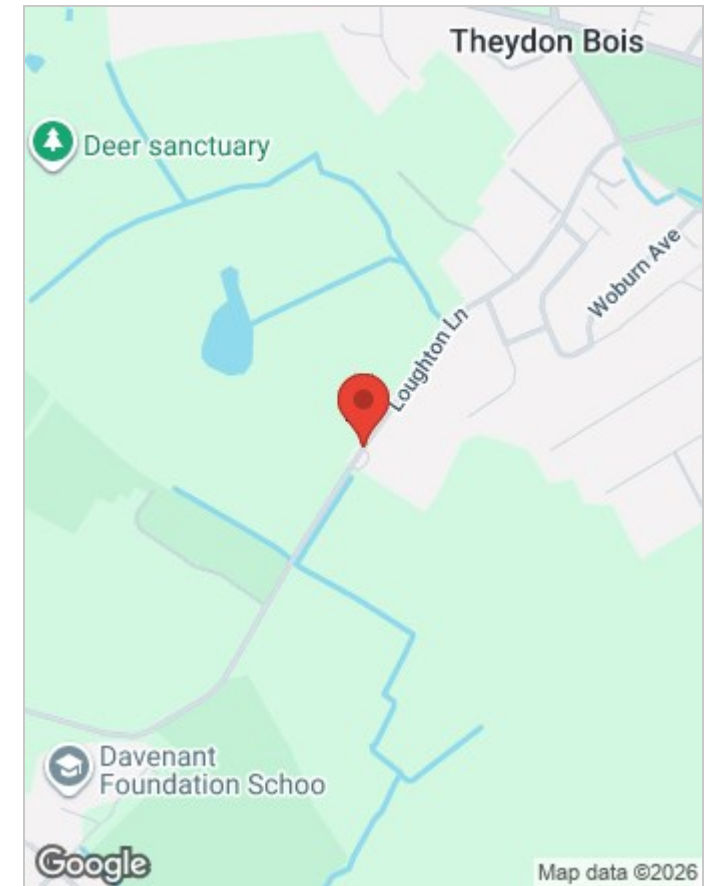
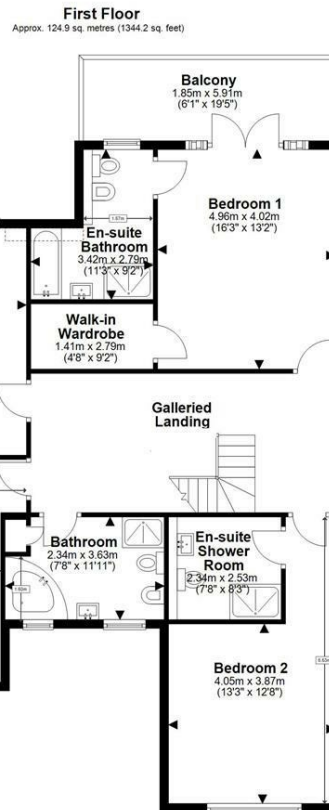
150' x 45' (45.72m x 13.72m)



Main area: Approx. 281.3 sq. metres (3028.2 sq. feet)  
Plus garages: approx. 14.3 sq. metres (154.1 sq. feet)

Total area including garage : approx. 295.6 sq metres (3182.3 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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