

The Lodge, High Beach, Essex

Essex

Guide Price £3,600,000



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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 breathtaking panoramic views across the Lee Valley.

- Exceptional Hay Barn Conversion
- Five Double Bedroom Suites
- Main Living Room In Excess Of 900 Sq. ft With 4.1m High Ceilings With Sunset Views Over The Lee Valley
- Underfloor Heating Throughout With Individual Thermostatic Controls To Every Room
- Two Air Source Heat Pumps & 40 Solar panels
- In Excess of 3 Acres
- 5532 Sq. ft Of Meticulous Accommodation Space
- Off-Street Parking For Several Vehicles
- Pre-Planning Application Submitted For Swimming Pool/Gym Complex (Circa 2500 Sq. ft)
- Chain Free



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



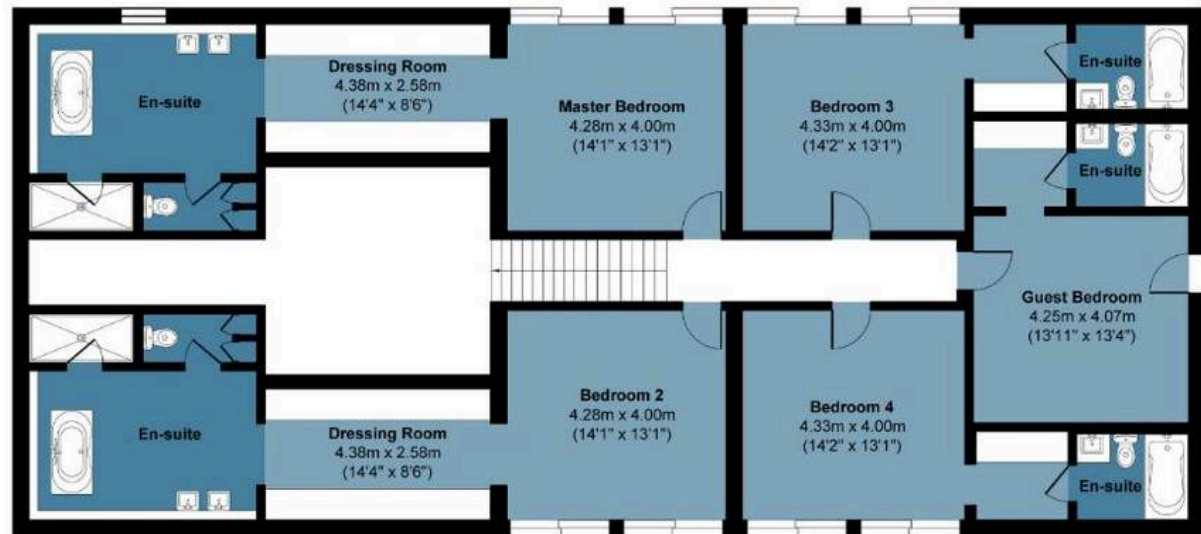




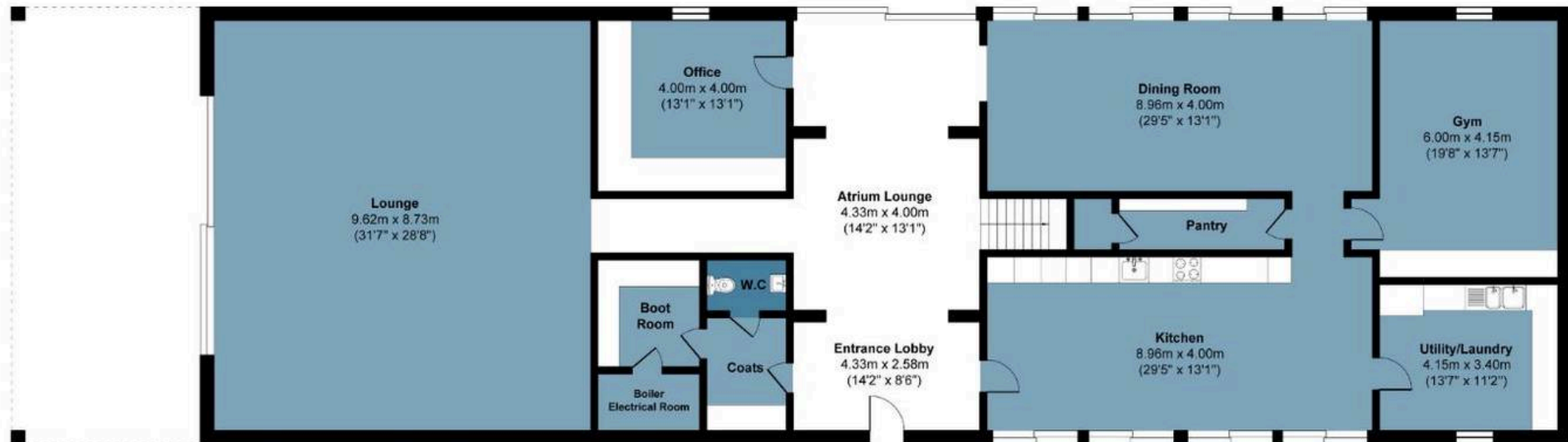
Brackenwood Lodge, High Beech

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

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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.

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