





# Lippitts Hill, Loughton, Essex

**GUIDE PRICE £2,500,000 - £3,000,000**

Positioned within the much sought-after area of High Beech, lies this substantial Grade II Listed detached residence, occupying a plot of 0.79 of an acre and being approached via a gated carriage driveway, providing parking for many vehicles and affording access to a detached double garage. The property provides generously proportioned accommodation of 4182.6 sqft and features a wealth of character and charm incorporating open fireplaces, exposed beams and timber and stone flooring. The property offers the incoming buyer potential to extend the property, plus build a detached annexe to the rear of the plot, subject to obtaining the required permissions. For those buyers with an equestrian interest, further land is available via separate negotiations, this includes nearby acreage with stabling and an Olympic sized ménage. There is further potential to divide the plot in the future and seek the relevant permissions to erect a separate dwelling.

Once inside the property you are greeted by a cosy family area with an open fireplace. Adjacent to the family area is a spacious dining area which enjoys a dual aspect and is separated from the family area by exposed timbers. One can imagine spending many hours sitting around a dining table entertaining friends and family. Another well-proportioned space is the sitting room, providing the ideal space to sit and relax, which features an impressive Inglenook fireplace. With working from home being more of a need nowadays, there is a study to facilitate this if required, alternatively it can be a space to be used for school homework to be conducted away from distractions within the home. There is a rustic style kitchen breakfast room providing access to a pantry room and a rear lobby leading to the utility room and barn which we understand is used for entertaining/parties and features stone floor and vaulted ceiling. There is also a guest cloakroom. To the first floor is a substantial main bedroom with an en-suite bathroom. The second bedroom again of a good size has an en-suite bathroom featuring a freestanding bath. This bedroom leads through to a large double bedroom. Combining these areas could provide a principal suite. Another double bedroom and a family shower room are also located to this floor. There are two further bedrooms to a mezzanine floor, these are again doubles, and one features an en-suite bathroom with an exposed studwork wall and freestanding bath.

This home sits within Epping Forest with miles of paths and bridleways on your doorstep, perfect for walking, horse-riding and mountain biking. Whilst located in this semi-rural setting, for getting into London the property is situated within 3 miles of Loughton Central line station or Chingford over ground station being 3.9 miles away (or via a forest walk 1.7 miles) Shops, restaurants, pubs and coffee bars can be found at Loughton's High Road and North Chingford's Station Road being 2.7 and 4.1 miles respectively. (Station Road via forest walk is 1.9 miles) Let's not forget education, the property lies within Davenant school catchment and the areas of Loughton, Buckhurst Hill and Woodford Green are renowned for excellent schooling both private and state.

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