



**Loughton Lane, Theydon Bois**  
**Asking Price £1,599,995**



**MILLERS**  
ESTATE AGENTS

\* DETACHED RESIDENCE \* ADJACENT 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

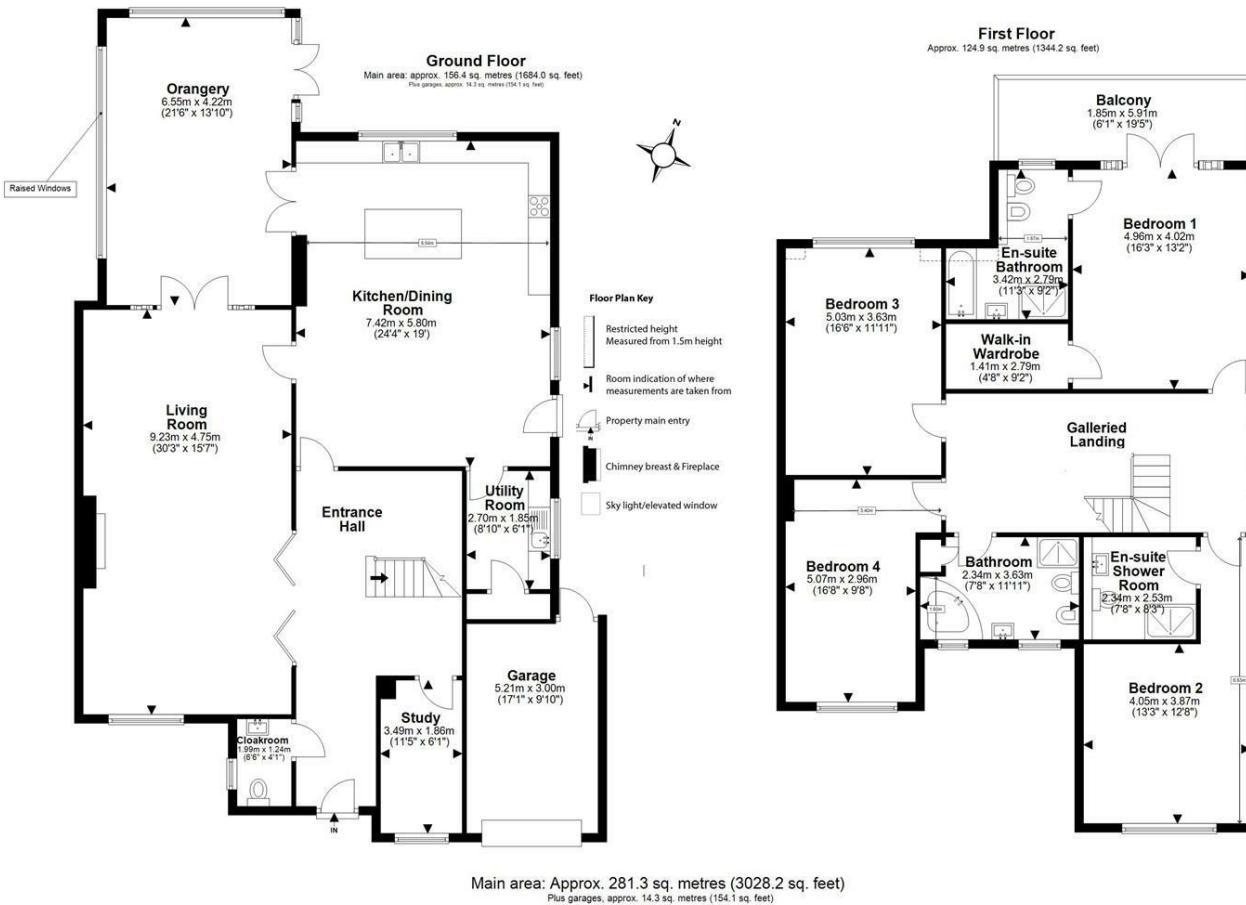
### Garage

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

### Rear Garden

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





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

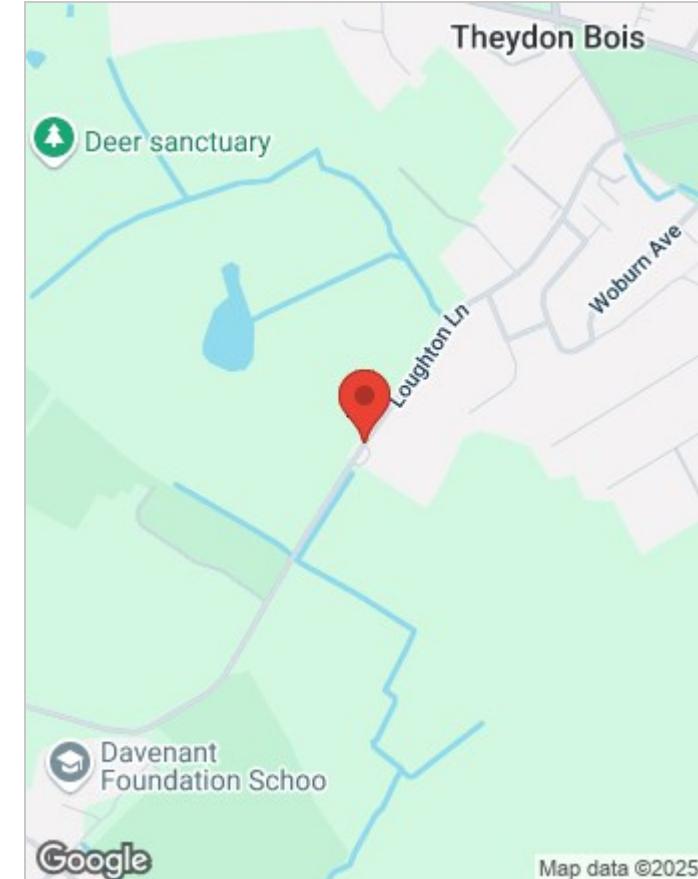
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

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