



Mott Street
Loughton | Essex | IG10 4AP

FINE & COUNTRY



KEY FEATURES

Situated on the edge of Epping Forest in 6.54 acres of grounds and gardens, this superb three storey detached house built between 2003 and 2006 is outstanding, with a leisure complex including a swimming pool, gym and cinema. There are security gates that open onto a long drive, flanked by lawns and shrubs leading to a large parking area and a triple garage. A Palladian style entrance opens into a breath-taking double height hall with a sweeping staircase to a galleried landing and access to the ground floor accommodation including the elegant double aspect family room with French doors to the upper terrace.

The luxurious kitchen/breakfast room also has French doors to the terrace and a modern fireplace as well as a central island breakfast bar, Poggenpol units with granite worktops house a variety of appliances and there is space for a large dining table, a seating area, double doors to a cosy snug and access to the utility room. The fascinating dining hall is impressive with its wall of windows providing panoramic views, a double height ceiling, panelled walls and an attractive fireplace, while the light and bright dual aspect study is ideal for anyone working from home.

Bedroom six, with an en-suite shower room is available via a separate staircase from the ground floor utility room and includes French doors to the first floor terrace, whilst the galleried landing has French doors to the front balcony and leads to five further double bedrooms, all with en-suite bathrooms. These include one with French doors to a rear balcony with wonderful views, a dressing area with fitted cupboards and a bathroom while a second bedroom also has a balcony and wonderful views. The wonderful lower ground leisure complex incorporates a heated swimming pool and indoor terraced seating area, a hot tub, gym, fully equipped cinema, games room, shower, changing facilities and a sitting room with French doors to the lower terrace. There are balustraded steps to the rear garden that includes immaculate lawns, bordered by trees, beautifully clipped shrubs and formal dwarf hedged areas as well as a large fenced grassy area and additional lawns around the side of the property.









SELLER INSIGHT

“ This has been a wonderful family home for the past seven years but as the children have flown the nest it is time to downsize. It is very private, quiet and peaceful and the house is excellent for differing age groups and has space for those with varied interests. The leisure complex provides wonderful entertainment facilities for all ages, and it is a great house for parties.

As we are on the edge of Epping Forest there are delightful places to go for walks, cycling and horse riding and we are close to High Beech golf club for golfing enthusiasts, while there is an excellent selection of private and state schools in the surrounding areas. We are not far from Waltham Abbey with the abbey grounds, 16th century timber-framed buildings, the Epping Forest Museum and a fine 'Art Nouveau' town hall.

There are also a wide variety of shops, restaurants and pubs as well as nearby attractions such as the Olympic White Water Centre and the Royal Gunpowder Mills. Epping is not far with its shops, station and restaurants while Loughton is only about a couple of miles and includes pubs, restaurants and independent shops as well as sports and entertainment. Loughton is on the London Underground's Central Line so is ideal for commuters wanting to travel to the City or the West End as it is only about half an hour on the tube to Liverpool Street and there is easy access to the M11 for the M25.*

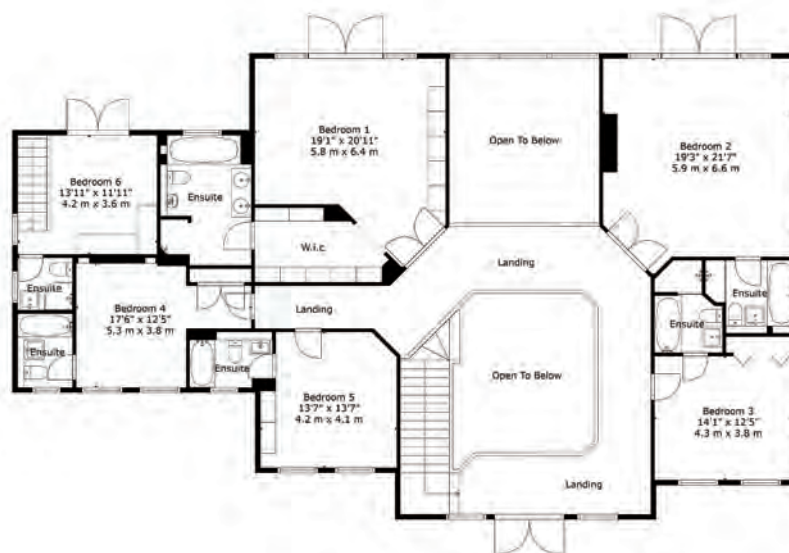
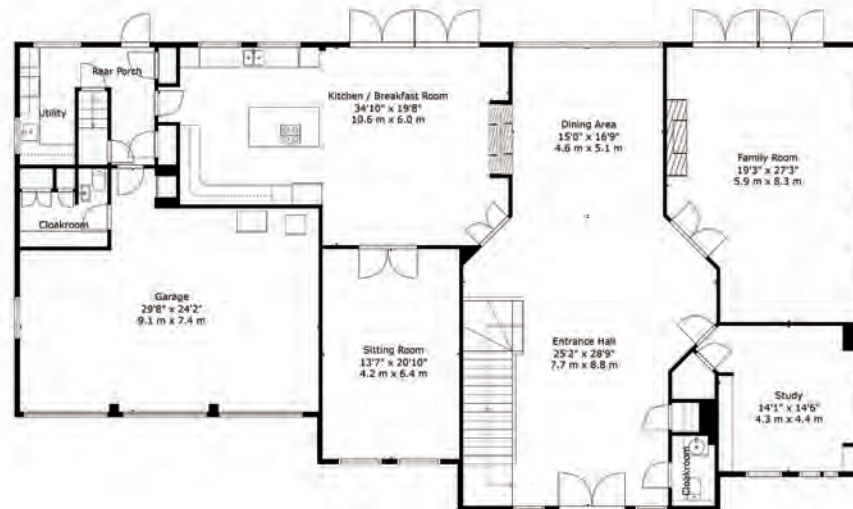
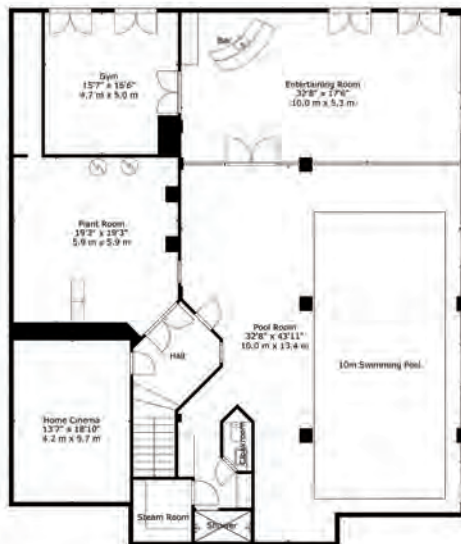
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











TOTAL: 8362 sq. ft, 777 m²
 LOWER GROUND FLOOR: 3107 sq. ft, 289 m², GROUND FLOOR: 2792 sq. ft, 259 m², FIRST FLOOR: 2463 sq. ft, 229 m²
 EXCLUDED AREAS: GARAGE: 587 sq. ft, 55 m², OPEN TO BELOW: 466 sq. ft, 43 m²

Some Area Dimensions Are Automatically Generated And Approximate. Actual May Vary.

Ground Floor	
Entrance Hall	25'2 x 28'9
Cloakroom	
Dining Area	15'10 x 16'9
Family Room	19'3 x 27'3
Study	14'1 x 14'6
Kitchen/Breakfast Room	34'10 x 19'8
Sitting Room	13'7 x 20'10
Rear Porch	
Utility Room	
Cloakroom	

Lower Ground Floor	
Hallway	
Pool Room	32'8 x 43'11
Cloakroom	
Shower	
Steam Room	
Entertaining Room	32'8 x 17'6
Home Cinema	13'7 x 18'10
Plant Room	19'2 x 19'3
Gym	15'7 x 16'6

First Floor	
Galleried Landing	
Bedroom 1	19'1 x 20'11
Walk in Wardrobe	13'4 x 7'4
En-Suite Bathroom	
Bedroom 2	19'3 x 21'7
En-Suite Bathroom	
Bedroom 3	14'1 x 12'5
En-Suite Bathroom	
Bedroom 4	17'6 x 12'5
En-Suite Bathroom	
Bedroom 5	13'7 x 13'7
En-Suite Bathroom	
Bedroom 6	13'11 x 11'11
En-Suite Shower Room	

Outside	
Plot of 6.54 Acres	
Triple Garage	29'8 x 24'2
Off Street Parking	
Tennis Court	

£ 6,500,000

Council Tax Band: H
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	74 C



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 28.02.2024





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